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**PRELIMINARY ENGINEER'S REPORT (PER)**

Infrastructure Funding Request for  
Cortlandt Quarry Park  
Town of Cortlandt - Hamlet of Verplanck



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Date

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## Description of Project Components (ED-900C Question C.1.)

The Town of Cortlandt is proposing to develop an approximate 100-acre parcel in the Hamlet of Verplanck. This property was acquired from Con Edison of New York in 2016. The proposed development will allow the site to be used for outdoor recreation (active and passive) and will facilitate the construction of 1) Cortlandt Pitch, a 68,000 square foot indoor soccer training and fitness facility and outdoor sports field; 2) Merchant's Daughter, a hard apple cider production facility and taproom; 3) a future restaurant/event space; and 4) future waterfront access to the Hudson River and the existing 30-acre quarry pond for recreational and business activity such as swimming and scuba diving.

An EDA grant in the amount of \$6,400,000 is being requested by the Town to assist in the design and construction of the infrastructure (road, utilities, sanitary, storm water management, etc...) necessary to develop the site. The cost of said work has been estimated at \$6,300,000. The infrastructure will enhance the viability and development potential of the site, creating construction jobs and eventually long-term employment through the businesses and uses identified above and further in the report. Development of the site will also assist in the creation of much needed tax revenue, offsetting the loss due to the closure of the Indian Point Nuclear Energy Center (IPEC).

The proposed development will entail the construction of multiple roadways totaling an approximate 3000 linear feet. The roadways will be located in a proposed 50-ft right-of-way and be constructed to Town standards (2-lane, 12-ft lane width, 3-ft shoulder, concrete curb, drainage and striping). The construction of the roads will be sequenced as follows:

Phase I – Broadway to 11<sup>th</sup> Street (1650 linear feet)

Phase II – 1) Driveway access to riverside portion of property (1150 linear ft);  
2) 1150 linear ft of sidewalk

Phase III – Extension of lower 9<sup>th</sup> allowing emergency egress and access to riverside portion of site.

Each portion of the site will require an onsite wastewater treatment system (OWTS) capable of supporting the intended development. A separate system will be constructed for each development. The size of the Cortlandt Pitch OWTS will be dependent of final square footage of the building, number of occupants and workforce. The Merchant's Daughter OWTS will require additional treatment capable of accommodating the biochemical oxygen demand and various discharge associated with the production of hard cider. Additional treatment is expected.

There are no local sewers within the project vicinity. The nearest sanitary manhole is in the Village of Buchanan approximately 8,000-ft from the proposed development. In order to connect to this manhole, a sanitary force main with multiple pumping stations will be required. Since the receiving manhole will be in an adjacent municipality, an inter-municipal agreement will be required with the Village of Buchanan. The Town of Cortlandt will be amendable to pursuing such an alternative if additional grant money were to become available and the Village's plant were deemed capable of accommodating the proposed developments sanitary flows. At this point in time since the sewage plant is located in an adjoining municipality this option will be further evaluated.



Figure 1: Location Map (Verplanck, NY 41.251200, -73.960669)

Total Site Acreage: 100-acre parcel

Quarry Pond Acreage: 31.66 acres

Shoreline frontage: approximately 2,500 linear feet

The property is less than 3 miles to the nearest highway US Route 9.

The adjoining properties are serviced potable water by the Town of Cortlandt. The site is within the Cortlandt Consolidated Water District (CCWD). There is ample supply and pressure to service the proposed development and future projects. It is estimated 1430 linear feet of water main will need to be constructed in order to serve the proposed development.

Electric can be provided by Con Edison of New York. Underground electric will be extended into the site to service the proposed developments.

Since any proposed development is expected to go through the State Environmental Quality Review (SEQR) a stormwater pollution prevention plan for construction activity and post construction controls for water quality and quantity will be designed for. All stormwater controls will be designed in accordance with the New York State Department of Environmental Conservation's Stormwater Design Manual and the SPDES General Permit for Construction Activity.

Since the Town of Cortlandt is environmental conscientious, wetland enhancements and reforestation plan will be prepared and implemented with each project and construction phase.

The Town of Cortlandt is also proposing to construct an outdoor multi-purpose recreation field sized to accommodate adult lacrosse and soccer. Letteri Field is also proposed to be re-constructed into a full regulation size baseball diamond. The cost to construct the multi-purpose field is approximately \$390,000 while the rehabilitation to Letteri Field is estimated to cost \$356,000.

Other site improvements include parking lots to service the proposed facilities, lighting, and incidental improvements such as passive walking trails, site amenities (benches, garbage receptacles, etc...) and playground equipment. The Town is desirous to leverage the Cortlandt Pitch campus into a recreation attraction that will draw residents and users to the site that will fuel future ancillary development such as a restaurant.

## **Verification Statement (ED-900C Question C.2.)**

The project components described in this report are consistent with the EDA investment project description that is provided in Section B.2. of Form ED-900.

## **Drawings Showing General Layout and Location (ED-900C Question C.3.)**

Figure 2 (ED-900C Question C.3.) below is an aerial overlaid with the locations of the proposed project components. More detailed concept plans can be found in the appendices.



Figure 2: Potential Site Development (Refer to Appendix A for detailed drawings per ED-900C Question C.3.)

The graphics and drawings have been color coded to provide clarity of development areas, roadways and environmental features.

Purple Outline – Property boundary (120 acres, 99 acres obtained by the Town of Cortlandt)

Blue Dashes – Con Edison retained parcels

Retained Parcel 1 – 8.522 acres

Retained Parcel 2 – 12.812 acres

Light Green – Portions of site retained for recreation

Light Orange – Riverside Development Area

Merchant’s Daughter – 4 acres

Upland Development Area

Cortlandt Pitch – 6.5 acres

Orange Dashes – AIM Pipeline (natural gas)

Green Dashes – Utility and access easements

Gray Edging and Shading – Proposed access roadways

### [Economic Justification, Need and Purpose of Project \(ED-900C Question C.3\)](#)

The Town of Cortlandt is proposing to develop an approximate 100-acre parcel in the Hamlet of Verplanck. This property was acquired from Con Edison of New York in 2016. The proposed development will allow the site to be used for outdoor recreation (active and passive) and will facilitate the construction of 1) Cortlandt Pitch, a 68,000 square foot indoor soccer training and fitness facility and outdoor sports field; 2) Merchant's Daughter, a hard apple cider production facility and taproom; 3) a future restaurant/event space; and 4) future waterfront access to the Hudson River and the existing 30-acre quarry pond for recreational and business activity such as swimming and scuba diving.



Quarry – June 2019 (Photo Taken By Town of Cortlandt)

The EDA grant will assist in the design and construction of the infrastructure (road, utilities, sanitary, storm water management, etc...) necessary to develop the site. The cost of said work has been estimated at \$6,300,000. The infrastructure will enhance the viability and development potential of the site, creating construction jobs and eventually long-term employment through the businesses and uses identified above and further in the report.

Development of the site will also assist in the creation of much needed tax revenue, offsetting the loss due to the closure of the Indian Point Nuclear Energy Center (IPEC).

The EDA Grant will be utilized to build the infrastructure necessary to market and attract businesses and industry to the site. The upland portion of the site will be cleared and graded enabling the construction of a new roadway (built to Town standards) creating a municipal right-of-way. This roadway will be a complete street with sidewalk, lighting and other pedestrian amenities linking access to Broadway, the main corridor of the Hamlet of Verplanck. The hamlets current businesses, residential areas and parks (Lake Meahagh, Cortlandt Waterfront Park) will be completely accessible by the extension of the sidewalk network.

In addition to the roadway, utilities (water, onsite wastewater, storm water detention, etc...) will be brought to and constructed onsite to meet all the environmental needs of the site. Wetland mitigation and enhancement will be considered as required to offset the loss of any existing habitat due to the construction of the proposed project(s).

The Town is currently engaging with Cortlandt Pitch, a private developer to construct a proposed 68,000 square foot indoor soccer training facility and outdoor sports field located in the eastern and upland portion of the property. This facility will be privately constructed and operated. The Town and Developer will enter into a lease agreement. The proposed infrastructure will allow for the development of this facility.

In addition to Cortlandt Pitch, the upland portion of the former quarry will allow for the construction of both passive and active recreation and other industry and commercial uses such as a restaurant/event space, complimentary to the riverside development and the Cortlandt Pitch property.

The riverside portion of the site is the location of the former quarry operations. There are a few existing concrete buildings and silos as well as the remnants of a pier and dock. This portion of the site is currently being evaluated by Merchant's Daughter hard cider for a production and distribution facility.

In the past, the Town had contemplated an outdoor market, restaurant, conference/education center, scuba facility and aquatic recreation site (swimming, ziplining, wake boarding, diving, etc...). A request for proposals for the development of this portion of the site was released by the Town in 2017. Respondents all indicated that the cost to construct infrastructure necessary to make the site commercially viable will be cost prohibitive on their own.

## **Feasibility Analysis for the Constructability of Project (ED-900C Question C.4.)**

### Site Information

The site is owned by the Town of Cortlandt ([www.townofcortlandt.com](http://www.townofcortlandt.com)). A property survey is provided in the appendix of this report (Westchester County Filed Map 28957).

### Site History



The property known as Cortlandt Quarry Park was acquired from Con Edison of New York in 2016 by the Town of Cortlandt. The property (tax map 43.13-1-3) is bounded by the Village of Buchanan and Continental Building Products (formerly LeFarge) and the Indian Point Nuclear Energy Center to the north, 11<sup>th</sup> street, residential properties, and a boatyard to the south, Broadway and residential properties to the east, and the Hudson River to the west. Refer to Figure 1. Situated on the property are the remains of a limestone quarry and several dilapidated buildings once used as part of the quarry operation.



The quarry was active until the mid-20<sup>th</sup> century and has since flooded. It is now a 31.66 acre pond. The site also contains the remains of a fishery and electrical infrastructure still owned and operated by Con Edison including towers and electrical transmission lines. Con Edison has retained two parcels that house their transmission towers and lines. Each parcel is accessible via an easement through the Town's property over an existing roadway that extends from 9th Street to the Con Edison property adjacent to the river.

In addition, the site is bisected by the Algonquin Incremental Market (AIM) pipeline, a 42-inch natural gas underground pipeline owned by Spectra Energy. The pipeline is located within a 100-foot utility easement and extends between Stony Point, under the Hudson River and into Verplanck and Buchanan through this parcel. The pipeline comes ashore near 9th Street and moves through the site in a northeasterly direction. Neither the Con Edison nor Enbridge existing infrastructure precludes development of the property.

The project site (tax map 43.13-1-3) is a 100-acre parcel that was acquired from Con Edison of New York in 2016 by the Town of Cortlandt. Located on the Hudson River, the project site contains approximately 2,500 linear feet of Hudson River waterfront.



Photo Looking North at Continental Building Products (LeFarge)

For several decades, the project site has been developed with industrial and/or utility infrastructure. The majority of the site has been disturbed numerous times and mined/regraded. Small portions of the site are vegetated and small pockets of the wooded areas are interspersed throughout the site. The majority of the site is early successional habitat composed of young trees and shrubs that occupy areas of the site that were recently disturbed due to the installation of utility infrastructure and/or the pipeline project described below. Small pockets of fragmented vegetated area exist near the wetlands on the eastern portion of the site and along the steep eastern edge of the quarry pond.

The property slopes steeply from its highest point of approximately 100 feet in elevation in the north east section of the property to its lowest point along the Hudson River's edge in southwestern portion of the property. The property was once used as a limestone quarry and a fishery and has also historically contained utility infrastructure such as electrical towers, transmission lines, and an underground natural gas pipeline all of which are still present on the site today.



Photo of Potential Access Route to Hudson River



Portion of Site Disturbed for Gas Pipeline

The quarry was active until the mid-20th century and the area of the site that was actively mined has since flooded. The quarry is now a 31.66 acre pond. The bottom depth of the quarry pond is estimated to be up to 350 feet below the surface and the remains of several former quarry structures are partially immersed in the quarry pond. The ruins of several other structures are located in the southwestern portion of the site and include multiple concrete structures and silos as well as fish hatcheries and a pier. A number of internal roads cross the site.



View of Quarry Looking West Towards Hudson River

The east and west portions of the property are divided by the former quarry pond and topography. The upland area of the site is located in the east portion of the property and the riverside area is located to the west. The upland area is accessible by 11th Street and Broadway. The riverside area is currently accessible via 9th Street. It is the intent of the Town to link the two development areas internally by a roadway as part of the proposed project. The riverside area is bounded by the Hudson River to the west and the quarry pond to the east. The upland area is bounded by the quarry pond to the west and Broadway to the east. Portions of both the riverside and upland areas of the site are wooded. The upland area also contains small pockets of local wetlands.

The quarry pond is surrounded by steep rock walls on all sides except for a small area in the southwestern portion of the pond which provides direct access to the water from a vegetated embankment.

The site also contains electrical infrastructure still owned and operated by Con Edison including towers and electrical transmission lines. In addition, the site is bisected by the Algonquin Incremental Market (AIM) pipeline, a 42-inch natural gas underground pipeline owned by Spectra Energy. The pipeline is located within a 100-foot utility easement and extends between Stony Point, under the Hudson River and into Verplanck and Buchanan through this parcel. The pipeline comes ashore near 9th Street and moves through the site in a northeasterly

direction. The southeast corner of the site also contains a municipal baseball diamond “Letteri Field” and a gravel parking lot. A few walking trails have been created over the years throughout the parcel by local residents.



Photo of Con Edison Infrastructure (Retained Parcel #2)

When factoring the in the environmental constraints of the site (wetlands, steep slopes, quarry, Con Edison retained parcels) approximately 40 acres of land is available for development. Included in the Appendix is a property survey and proposed development. To summarize constraints\*\*:

|                               |              |
|-------------------------------|--------------|
| Total Acreage:                | 121.23 acres |
| Acreage Owned by Town:        | 99.896 acres |
| Con Edison Retained Parcel 1: | 8.522 acres  |
| Con Edison Retained Parcel 2: | 12.812 acres |
| Quarry:                       | 31.66 acres  |
| Wetlands:                     | 4 acres ±    |
| Wetlands Buffer:              | 3.5 acres ±  |
| Development Potential:        | 60.5 acres ± |

\*\* Areas obtained from best available GIS resources (Westchester County, NYS GIS Clearinghouse)

## Design and Bidding (ED-900C Question C.5.)

Detailed engineering of the proposed infrastructure improvements will be designed and completed by the Town of Cortlandt Department of Technical Services and an Engineering Consultant. Construction administration and inspection will be handled in a similar manner.

Proposals for design services have not yet been received by the Town of Cortlandt. In the past, the Town had retained a consultant to develop a consolidated headquarter for the Town's Department of Environmental Services (e.g. operations, water, highway, maintenance). Due to cost (in excess of \$42 million dollars) the project was placed on indefinite hold).

This proposal was used as the basis for the cost estimate provided in this report along with design and construction services as the proposed project is comparable to the previous site disturbances associated with the Town's DES HQ project.

The site will be constructed by sealed competitive bid. It is expected that NYS Prevailing wage and Davis-Bacon wage rates will be required. Furthermore, it is expected that the grant will require Disadvantaged Business Enterprise and Minority-owned, Women-owned and Small Business Enterprise participation.

The use of a construction services procurement plan is not anticipated.

## Construction Contracts Anticipated (ED-900C Question C.6.)

While the term construction phasing is used, **the intent is to let the bid as a single construction contract** if the full amount of the grant request is obtained.

Due to the topography and site characteristics, it is anticipated that construction will be phased in a manner that depends on the amount of grant funding received but is not phased in means of financing. It is anticipated that the upland portion of the site will be constructed first. Infrastructure installed upland will allow for the construction of the Cortlandt Pitch facility by private investment. The Town of Cortlandt will then construct the outdoor recreational facilities.

The second phase of construction will entail linking the upland and riverside portions of the site with a roadway / access driveway.

The third phase of construction will extend lower 9<sup>th</sup> Street and bring utilities to the riverside portion of the site for development.

Since the grant will be used for infrastructure improvements, **it is not anticipated that a multiple prime contract** will need to be prepared.

## Project Cost Estimate (ED-900C Question C.7.)

The engineer's estimate for the proposed improvements is \$6,300,000. SF-424C is requesting a total grant of \$6.4 million. The Town's match is 50% which is \$3,200,000. The preliminary estimate is broken down as follows.

| ITEM NO.                                 | DESCRIPTION                         | UNIT | EST. QTY. | UNIT PRICE   | EXTENDED PRICE  |
|--|-------------------------------------|------|-----------|--------------|-----------------|
| <b>SITE PREPARATION</b>                  |                                     |      |           |              |                 |
| SP.1                                     | Clearing and Grubbing               | AC   | 15        | \$ 65,000.00 | \$ 975,000.00   |
| SP.2                                     | Tree Removal and Stumping           |      |           |              |                 |
| SP.3                                     | Rough Grade                         | CY   | 60000     | \$ 8.00      | \$ 480,000.00   |
| SUBTOTAL:                                |                                     |      |           |              | \$ 1,455,000.00 |
| <b>ROADWAY CONSTRUCTION</b>              |                                     |      |           |              |                 |
| RC.1                                     | Broadway to Lower Quarry            | LF   | 1150      | \$ 145.00    | \$ 166,750.00   |
| RC.2                                     | Access Road to 11th Street          | LF   | 1650      | \$ 145.00    | \$ 239,250.00   |
| RC.3                                     | 9TH Street - Lower Quarry Extension | LF   | 1000      | \$ 145.00    | \$ 145,000.00   |
| RC.4                                     | Gravel Road                         | CY   | 450       | \$ 45.00     | \$ 20,250.00    |
| RC.5                                     | Sidewalk                            | LF   | 1150      | \$ 40.00     | \$ 46,000.00    |
| SUBTOTAL:                                |                                     |      |           |              | \$ 617,250.00   |
| <b>UPPER SPORTS FIELD (Multipurpose)</b> |                                     |      |           |              |                 |
| USF.1                                    | Fine Grade                          | CY   | 7500      | \$ 7.00      | \$ 52,500.00    |
| USF.2                                    | Topsoil                             | CY   | 2500      | \$ 75.00     | \$ 187,500.00   |
| USF.3                                    | Irrigation                          | LS   | 1         | \$ 35,000.00 | \$ 35,000.00    |
| USF.4                                    | Lawn                                | SY   | 22000     | \$ 5.00      | \$ 110,000.00   |
| USF.5                                    | Line Striping / Incidentals         | LS   | 1         | \$ 5,000.00  | \$ 5,000.00     |
| SUBTOTAL:                                |                                     |      |           |              | \$ 390,000.00   |
| <b>LOWER SPORTS FIELD</b>                |                                     |      |           |              |                 |
| LSF.1                                    | Fine Grade                          | CY   | 6750      | \$ 7.00      | \$ 47,250.00    |
| LSF.2                                    | Topsoil                             | CY   | 2250      | \$ 75.00     | \$ 168,750.00   |
| LSF.3                                    | Irrigation                          | LS   | 1         | \$ 35,000.00 | \$ 35,000.00    |
| LSF.4                                    | Lawn                                | SY   | 20000     | \$ 5.00      | \$ 100,000.00   |
| LSF.5                                    | Line Striping / Incidentals         | LS   | 1         | \$ 5,000.00  | \$ 5,000.00     |
| SUBTOTAL:                                |                                     |      |           |              | \$ 356,000.00   |
| <b>GRAVEL PARKING LOT(S)</b>             |                                     | CY   | 1000      | \$ 45.00     | \$ 45,000.00    |
| SUBTOTAL:                                |                                     |      |           |              | \$ 45,000.00    |
| <b>PAVED PARKING LOT(S)</b>              |                                     |      |           |              |                 |

|                                  |  |    |      |               |                 |
|----------------------------------|--|----|------|---------------|-----------------|
| PPL.1                            | Paved Lot                                      | CY | 2000 | \$ 133.00     | \$ 266,000.00   |
| PPL.2                            | Line Striping                                  | LF | 1926 | \$ 1.00       | \$ 1,926.00     |
| SUBTOTAL:                        |  |    |      |               | \$ 267,926.00   |
| <b>UTILITIES</b>                 |  |    |      |               |                 |
| U.1                              | Water Main Extension (Upper Quarry)            | LF | 730  | \$ 225.00     | \$ 164,250.00   |
|                                  | Water Main Extension (Lower Quarry)            | LF | 700  | \$ 225.00     | \$ 157,500.00   |
| U.2                              | Fire Hydrant                                   | LS | 3    | \$ 4,000.00   | \$ 12,000.00    |
| U.3                              | Onsite Septic (Cortlandt Pitch, 3000 gpd)      | LS | 1    | \$ 90,000.00  | \$ 90,000.00    |
|                                  | Onsite Septic (Merchant's Daughter, 6000 gpd)  | LS | 1    | \$ 200,000.00 | \$ 200,000.00   |
| U.4                              | Electric                                       | LS | 1    | \$ 125,000.00 | \$ 125,000.00   |
| U.5                              | Site Lighting (Furnish and Install Luminaires) | EA | 40   | \$ 7,500.00   | \$ 300,000.00   |
| U.6                              | Stormwater                                     | LS | 1    | \$ 300,000.00 | \$ 300,000.00   |
| U.7                              | Wetlands Mitigation                            | LS | 1    | \$ 150,000.00 | \$ 150,000.00   |
| SUBTOTAL:                        |  |    |      |               | \$ 1,348,750.00 |
| SUBTOTAL (before Miscellaneous): |  |    |      |               | \$ 4,479,926.00 |
| <b>MISCELLANEOUS</b>             |  |    |      |               |                 |
| <b>MOBILIZATION</b>              |  | LS |      | 2%            | \$ 89,598.52    |
| <b>INCIDENTALS</b>               |  |    |      |               |                 |
| I.1                              | Site Features (benches, etc...)                | LS |      | 3%            | \$ 134,397.78   |
| I.2                              | Landscaping                                    |    |      |               |                 |
| I.3                              | Playground                                     |    |      |               |                 |
| SUBTOTAL:                        |  |    |      |               | \$ 223,996.30   |
| SUBTOTAL (after Miscellaneous):  |  |    |      |               | \$ 4,703,922.30 |
| <b>CONSULTING FEES</b>           |  |    |      |               |                 |
| CF.1                             | Engineering                                    | LS |      | 7.5%          | \$ 352,794.17   |
| CF.2                             | Surveying                                      |    |      | 1.0%          | \$ 47,039.22    |
| CF.3                             | Legal  |    |      | 1.3%          | \$ 58,799.03    |
| CF.4                             | CA/CI  |    |      | 8.0%          | \$ 376,313.78   |
| SUBTOTAL:                        |  |    |      |               | \$ 834,946.21   |
| <b>*PROJECT CONTINGENCY</b>      |  | LS |      | 15%           | \$ 671,988.90   |



|                     |  |                       |  |
|---------------------|--|-----------------------|--|
| <b>GRAND TOTAL:</b> |  | <b>\$6,300,455.93</b> |  |
|                     |  |                       |  |

*\*A fifteen percent (15%) contingency is a standard engineering best practice in preliminary design.*

Federal assistance is being requested to offset the cost of infrastructure. The infrastructure will enhance the viability and development potential of the site, creating construction jobs and eventually long-term employment through the industries identified in above and further in the report.

A concept site plan for the overall property can be found in Appendix “A”. It is entitled “Concept Plans for the Proposed Development of the Cortlandt Quarry Park Hamlet of Verplanck”.

In addition to this map, Appendix “A” contains a property survey of the entire site. The concept plans are based off of this survey.

Appendix “B” contains additional graphics and concepts of the Cortlandt Pitch buildout prepared by the Applicant’s Consultant Engineer, Divney Tung and Schwalbe.

**Real Property Acquisition (ED-900C Question C.8.)**

The approximate 100-acre site is controlled entirely by the Town of Cortlandt. Real property acquisition will not be required. Development of the site falls under the approving authority of the elected Town Board of the Town of Cortlandt. There is ample acreage to develop multiple industries and commercial developments.

**Permits Required and Their Current Status (ED-900C Question C.9.)**

It is expected that any proposed development will undergo SEQR with the Town Board of the Town of Cortlandt acting as Lead Agency. A table of anticipated/potential agency approvals is provided below:

**Table of Anticipated/Potential Permits and Agency Approvals**

| <b>Agency</b>                           | <b>Approval or Permit Required</b>   |
|---|--|
| Town of Cortlandt                       | Road Opening Permit  |
|   | Water Main Extension Application   |
|   | Sewer Main Extension Application   |
|   | (Town Code Permits / Steep Slopes, Wetlands, Tree, Topographical, Stormwater Management, Alteration, et) |
|   | Architectural Review Council (ARC)   |
|   | Site Plan Approval   |
| Westchester County Department of Health | Ground and/or Surface Water Withdrawal   |
|   | Water Supply and Sanitary Sewer  |

|  |  |
|--|--|
| New York State Department of State                           | Coastal Zone Consistency   |
| Westchester County<br>Department of Environmental Facilities | Sanitary Sewer Extension   |
| NYS Department of<br>Environmental Conservation (DEC)        | Public Water Supply Permit   |
| NYS DEC  | SPDES Permit(s) – General Permit for<br>Stormwater Discharges from Construction Activity |
|  | Article 24 Freshwater Wetland Permit   |
|  | Protected Species and Habitats Review  |
|  | Water Quality Certification (Section 401)  |
|  | Formation of Sewage Corporation  |
| Air Quality Permit or Registration                           |  |
| New York State Historic Preservation Office                  | Section 106 and Section 14.09 Cultural Resources   |
| US Army Corps of Engineers                                   | Nationwide or Individual Wetland Permit  |
| U.S. Fish and Wildlife Service (USFWS)                       | Threatened and Endangered Species Review   |

As described and explained above, the site is encumbered by a natural gas easement and Con Edison overhead transmission lines. Neither preclude development. The site is divided by the quarry. The quarry itself is not viewed as a hindrance but more of design feature or element that should be leveraged and utilized in development.

The New York State Historic Preservation Office (SHPO) has already provided initial response relative to the site. SHPO’s response can be found in the attached appendices.

The site is able to be developed. No permits have been obtained to date.

### **Project Schedule (ED-900C Question C.10.)**

Upon obtainment of the grant and confirmation of obligation of funds the preliminary construction schedule is as follows.

#### **Design Period**

|                    |          |
|--------------------|----------|
| Preliminary Design | 3 months |
| Public Outreach    | 2 months |
| Detailed Design    | 6 months |
| Final Design       | 3 months |

#### **Permit Period**

|                 |           |  |
|-----------------|-----------|--|
| Agency Approval | 12 months | (coincides with public outreach and detailed design) |
|-----------------|-----------|--|

**Easement or Right-of-Ways**

Not Applicable

**Bid Phase** 2 months

**Construction Phase** 18 months

Clearing and Grubbing 5 months

Rough Grade 2 months

Utilities 3 months

Roadway 3 months

Stormwater 2 months

Mitigation and Restoration 3 months

Due to the vicinity of the site to the Hudson River, the property will be subject to the restrictions of the American Bald-Eagle Habitat, as well as tree clearing restrictions due to the Indiana and Northern Long-Eared bats. Therefore clearing can only occur during the period between October 15 and March 31

The schedule outlined is preliminary and is dependent on the proposed private development.

**OVERALL PROJECT BUDGET BREAKDOWN (ED-900C Question C.11.)**

Below is a reproduction of Form SF-424C. Cost classifications and tasks with the construction cost estimate identified above are consistent.

| <b>COST CLASSIFICATION</b>                           | <b>a. Total Cost</b> | <b>b. Costs Not Allowable for Participation</b> | <b>c. Total Allowable Costs (Columns a - b)</b> |
|--|----------------------|---|---|
| 1. Administrative and legal expenses                 | \$ 58,000.00         |   | \$ 58,000.00                                    |
| 2. Land, structures, rights-of-way, appraisals, etc. | \$ -                 |   | \$ -  |
| 3. Relocation expenses and payments                  | \$ -                 |   | \$ -  |
| 4. Architectural and engineering fees                | \$ 350,000.00        |   | \$ 350,000.00                                   |
| 5. Other architectural and engineering fees          | \$ 45,000.00         |   | \$ 45,000.00                                    |
| 6. Project inspection fees                           | \$ 373,500.00        |   | \$ 373,500.00                                   |
| 7. Site work (rough grading)                         | \$ 450,000.00        |   | \$ 450,000.00                                   |

|   |                 |  |                 |
|---|-----------------|--|-----------------|
| 8. Demolition and removal                               | \$ 975,000.00   |  | \$ 975,000.00   |
| 9. Construction (infrastructure and roadways)           | \$ 3,000,000.00 |  | \$ 3,000,000.00 |
| 10. Equipment   | \$ -            |  | \$ -            |
| 11. Miscellaneous                                       | \$ 220,000.00   |  | \$ 220,000.00   |
| 12. SUBTOTAL (sum of lines 1-11)                        | \$ 5,471,500.00 |  | \$ 5,471,500.00 |
| 13. Contingencies                                       | \$ 820,725.00   |  | \$ 820,725.00   |
| 14. SUBTOTAL  | \$ 6,292,225.00 |  | \$ 6,292,225.00 |
| 15. Project (program) income                            | \$ -            |  | \$ -            |
| 16. TOTAL PROJECT COSTS (subtract #15 from #14)         | \$ 6,292,225.00 |  | \$ 6,292,225.00 |
| FEDERAL FUNDING   |                 |  |                 |
| 17. Federal assistance requested, calculate as follows: |                 |  |                 |
| (Consult Federal agency for Federal percentage share.)  |                 |  | \$ 3,146,112.50 |
| Enter the resulting Federal share.                      |                 |  |                 |

Item 1 - Legal fees have been estimated to fall in the range of 1%-1.5% of the project cost. Legal expense will be necessary to complete any lease agreement with potential developers.

Items 2 & 3 - There is no right-of-way acquisition or re-location associated with the proposed development. Therefore there is no cost associated with item 2 or 3.

Item 4 - Architectural and Engineering (A/E) fees have been estimated at 7.5% of the construction total. This is typical practice and consistent with consultant service contracts procured by the Town in the past. Town of Cortlandt Engineering Staff (in-house) has and will continue to progress concepts and work closely with developers seeking site plan approval. However it is anticipated that a consultant service contract will be required to complete the necessary construction drawings and bid documents.

Item 5 - Other A/E fees include surveying, wetlands mapping, bio-diversity study, arboricultural and environmental that are beyond the typical scope of design and require specialized skills. Correspondence with many environmental agencies (e.g. NYS DEC Fish and Wildlife) is required. It is not uncommon for an agency to require a report that is not anticipated or requires additional information.

Item 6 - Project inspection fees have been estimated at 8% of the contract total. This is typical of similar services procured by the Town of Cortlandt in the past. It is expected that a full time field inspector and office engineer will be required for the duration of construction in order to ensure compliance. While the Town has in-house engineering staff, we will not be able to commit a staff member full time to oversee construction. This item includes construction inspection and construction administration.

Item - 7 Site work has been estimated at \$450,000. This entails site preparation and rough grading in order to prepare the site for each unique development and or the construction of the infrastructure and roadway.

Item 8 – Demolition and Removal is estimated at \$975,000 and includes tree removal, clearing and grubbing of the site and incidental removal of concrete and debris scattered across the site.

Item 9 - Construction costs include all aspects of the site infrastructure. This entails roadway construction, sidewalks, outdoor amenities, parking lots, utilities (water, gas, septic, electric, etc...), storm water conveyance, wetlands mitigation and storm water controls. Mobilization is included as 2% of the project cost (NYSDOT Standard Contracts typically allow a mobilization or start-up cost between 1-3%.

Item 10 - There is no equipment purchases associated with this proposal.

Item 11 - Miscellaneous fees include site incidentals including but not limited to site features (benches, garbage, recycling, landscaping, etc...) necessary to tie the various improvements together. Infrastructure includes sidewalks and other means of trails and pathways. Typical expenses not anticipated with heavy highway construction. The proposed activities will result in the removal of significant number of trees since the majority of the site is wooded. The intent is to create a wooded buffer to screen development from surrounding residential properties. Similarly, the view shed from the Hudson River would be enhanced. Plantings will include many native species of trees, shrubs and the re-establishment of understory.

Item 13 - Contingencies have been estimated at 15% of the project cost. This is a conservative percentage that is appropriate for the current level of plans and development. It is consistent with industry best practices. As the project is fully developed, the project contingency will be adjusted.

A preliminary engineer's estimate is provided earlier in this report with a more detailed construction breakdown.

**END OF REPORT**

## **Appendices**

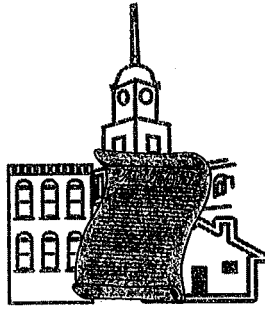
## **Appendix A: Site Maps / Property Survey**





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POUGHKEEPSIE JOURNAL BUILDING  
85 CIVIC CENTER PLAZA, SUITE 201A  
POUGHKEEPSIE, NY 12601



T: 845.452.9100  
F: 845.452.9106  
REALPROPERTYABSTRACT.NET

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**REAL PROPERTY ABSTRACT  
& TITLE SERVICES, LLC**

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February 24, 2016

Wood & Klarl, Esqs.  
Thomas F. Wood, Esq.  
2131 Albany Post Road  
Montrose, New York 10548

Re: Title Number      RPATS-2230  
Premises              288 9<sup>th</sup> Street, Broadway and 295 9<sup>th</sup> Street  
Purchaser             Town of Cortlandt  
Seller/Owner         Consolidated Edison of New York, Inc.  
County                 Westchester

Dear Tom:

Please be advised that all taxes for the property in connection with the sale of lands from Consolidated Edison of New York, Inc. to the Town of Cortlandt has been paid to date. The 2016 State, County and Town taxes will come due and payable in April of this year. The certification extends to three (3) parcels (being tax grid nos. 43.17-1-1, 43.14-3-1 and 43.13-1-2) and our tax searches are attached hereto.

Kindly have the surveyors certify the survey to Real Property Abstract & Title Services, LLC and the Chicago Title Insurance Company. If they are able to forward a copy of the map which is being submitted to the Westchester County Clerk's Office it would be appreciated thank you.

Should you have any questions please do not hesitate to call me.

Very truly yours,

Real Property Abstract & Title Services, LLC

PAUL G. CONRAD

pgc:taj  
Enclosure

cc: Barbara M. Dunne, Esq.

# Tax Search

Account Number:

Title Number: **RPATS-2230**

Municipality **288 9th Street**  
**Town of Cortlandt**

Year of Roll **2016**

Section **43.17-** Block 1- Lot 1

Assessed Valuation **2,125.00** Total **13,170.00**

Assessed To **Consolidated Edison of New York, Inc.**

Lot Size **5.31 Acres more or less**

Class **190**

School District **Hendrick Hudson**

Code

---

## Taxes

---

Note: **2015 State, County and Town Tax: \$6,788.09 PAID 05/05/2015**

**2015-16 Hendrick Hudson School Tax: \$13,294.06**

**\*1st half \$6,647.03 paid 10/05/2015\***

**\*\*2nd half \$6,647.03 paid 01/30/2016\*\***

# Tax Search

Account Number: Title Number: **RPATS-2230**  
Municipality **295 9th Street** Year of Roll **2016**  
**Town of Cortlandt**  
Section **43.13-** Block 1- Lot **2**  
Assessed Valuation **3,025.00** Total **31,860.00**  
Assessed To **Consolidated Edison of New York, Inc.**

Lot Size **7.54 Acres more or less**  
Class **681**  
School District **Hendrick Hudson CSD** Code

---

## Taxes

---

Note: **2015 State, County and Town Tax: \$16,421.28 PAID 05/05/2015**

**2015-16 Hendrick Hudson School Tax: \$32,160.13**

**\*1st half \$16,080.07 paid 10/06/2015\***

**\*\*2nd half \$16,080.06 paid 01/30/2016\*\***

**Water Assessment: \$487.53 PAID 12/09/2015**

**Covers 08/01/2015 to 11/01/2015**

# Tax Search

Account Number:

Title Number: **RPATS-2230**

Municipality

**Broadway**

Year of Roll

**2016**

**Town of Cortlandt**

Section

**43.14-**

Block **3-**

Lot **1**

Assessed Valuation

**39,925.00** Total

**39,925.00**

Assessed To

**Consolidated Edison of New York, Inc.**

Lot Size

**99.83 Acres more or less**

Class

**323**

School District

**Hendrick Hudson CSD**

Code

**Taxes**

---

Note: **2015 State, County and Town Tax: \$20,578.14 PAID 05/05/2015**

**2015-16 Hendrick Hudson School Tax: \$40,301.10**

**\*1st half \$20,150.55 paid 10/06/2015\***

**\*\*2nd half \$20,150.55 paid 01/30/2016\*\***

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*561803583DED0043\*

### Westchester County Recording & Endorsement Page

#### Submitter Information

Name: Real Property Abstract & Title Services, LLC Phone: 8454529100  
 Address 1: 85 Civic Center Plaza Fax: 8454529106  
 Address 2: Suite 201A Email: misty@realpropertyabstract.net  
 City/State/Zip: Poughkeepsie NY 12601 Reference for Submitter: Con Ed

#### Document Details

Control Number: **561803583** Document Type: **Deed (DED)**  
 Package ID: 2016062800232001002 Document Page Count: **16** Total Page Count: **18**

#### Parties

Additional Parties on Continuation page

##### 1st PARTY

##### 2nd PARTY

1: CONSOLIDATED EDISON CO - Other 1: CORTLANDT TOWN OF - Other  
 2: 2:

#### Property

Additional Properties on Continuation page

Street Address: 288 9TH STREET Tax Designation: 43.17-1-1  
 City/Town: CORTLANDT Village:

#### Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

#### Supporting Documents

1: RP-5217 2: TP-584

#### Recording Fees

Statutory Recording Fee: \$40.00  
 Page Fee: \$85.00  
 Cross-Reference Fee: \$0.00  
 Mortgage Affidavit Filing Fee: \$0.00  
 RP-5217 Filing Fee: \$250.00  
 TP-584 Filing Fee: \$5.00  
 Total Recording Fees Paid: **\$380.00**

#### Mortgage Taxes

Document Date:  
 Mortgage Amount:  
 Basic: \$0.00  
 Westchester: \$0.00  
 Additional: \$0.00  
 MTA: \$0.00  
 Special: \$0.00  
 Yonkers: \$0.00  
 Total Mortgage Tax: **\$0.00**

#### Transfer Taxes

Consideration: \$2,750,000.00  
 Transfer Tax: \$0.00  
 Mansion Tax: \$0.00  
 Transfer Tax Number: 16582

Dwelling Type: Exempt:   
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/29/2016 at 11:55 AM  
 Control Number: **561803583**  
 Witness my hand and official seal

Timothy C. Idoni  
 Westchester County Clerk

#### Record and Return To

Pick-up at County Clerk's office

Thomas F. Wood, Esq.  
 2131 Albany Post Road  
 Montrose, NY 10548

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

\*561803583DED0043\*

## Westchester County Recording & Endorsement Page

### Document Details

Control Number: **561803583**

Document Type: **Deed (DED)**

Package ID: 2016062800232001002

Document Page Count: 16

Total Page Count: 18

### Properties Addendum

|                            |           |                    |
|----------------------------|-----------|--------------------|
| 0 BROADWAY 10567           | CORTLANDT | 43.14 3 1          |
| 295 9TH STREET 10567       | CORTLANDT | 43.13 1 2          |
| 0 WESTCHESTER AVENUE 10567 | CORTLANDT | BUCHANAN 43.14 1 1 |

THIS INDENTURE, made as of the 30<sup>th</sup> day of June, 2016

BETWEEN

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC., a New York corporation,  
with an office at 4 Irving Place, New York, New York 10003 ("Grantor")

And

THE TOWN OF CORTLANDT, a municipal corporation, having an address at 1 Heady Street,  
Cortlandt Manor, New York 10567 ("Grantee")

---

WITNESSETH, that Grantor, in consideration of Ten Dollars, and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, its heirs or successors and assigns forever,

ALL that certain plot, piece or parcel of land more particularly described in Schedule A annexed hereto and made a part hereof and any improvements situated thereon,

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto Grantee, its heirs or successors and assigns forever.

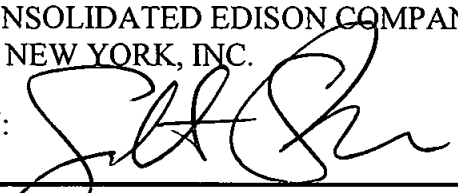
AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties", whenever the sense of this indenture so requires.



IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

CONSOLIDATED EDISON COMPANY  
OF NEW YORK, INC.

BY:


  
\_\_\_\_\_  
NAME: Scott Sanders  
TITLE: Vice President & Treasurer



COUNTY OF NEW YORK )  
 )  
STATE OF NEW YORK ) ss:

On this 30<sup>th</sup> day of June, 2016 before me, the undersigned, a notary public in and for said State, personally appeared Scott Sanders, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

**Barbara Dunne**  
Notary Public, State of New York  
No. 02DU6341704  
Qualified in Richmond County  
Commission Expires May 9, 2016

  
Notary Public

Record + Return TO:

Thomas F. Wood, Esq.

One Heady St

Cortlandt Manor, NY 10567

SBL:  
43.14-3-1, 43.13-1-2 and 43.14-1-1 and 43.17-1-1



Schedule A

**ALL** that certain parcel of land situate partly in the Village of Buchanan and entirely in the Town of Cortlandt, County of Westchester, and State of New York that is a portion of those lands that were heretofore conveyed by Inamly Corp. to Consolidated Edison Company of New York, Inc. by that certain deed dated October 31, 1972, and recorded in the Westchester County Clerk's Liber 7097 of deeds at page 355 that is bounded and described as follows:

**BEGINNING** at the point on the southwesterly line of lands now or formerly of the State of New York, as the said lands are shown on that certain map entitled "Power Authority of the State of New York ... Indian Point No. 3 Nuclear Power Plant..." which was filed in the Westchester County Clerk's office on August 12, 1976, as Map No. 18914, where the said line is intersected by the line dividing the lands now being described on the northwest, from lands now or formerly of Hickey on the southeast, which point occupies coordinate position

N 459,375.36 (y)  
E 603,975.87 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 36°32'40" W 996.54 feet,

measured along the northwesterly line of Broadway and

N 61°01'40" W 417.75 feet

measured along the said southwesterly line of the said lands of the People of the State of New York shown on Filed Map No. 18914 from the point where the said northwesterly line of Broadway is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning along the said Hickey lands and continuing along lands formerly of Brundage and now or formerly of Dutan, lands now or formerly of Armisto, lands now or formerly of Rose and lands now or formerly of Booth

S 36°32'40" W 626.50 feet, and  
S 61°01'40" E 417.75 feet,

to another point on the northwesterly line of Broadway. Thence southwesterly along the northwesterly line of Broadway

S 36°32'40" W 1,228.13 feet,

to the point where it meets the northeasterly line of 11<sup>th</sup> Street. Thence northwesterly along the northeasterly line of 11<sup>th</sup> Street

N 53°27'20" W 1,040.00 feet,

to a point at the line of lands now or formerly of the Church of St. Patrick. Thence along and counterclockwise around the said lands of the Church of St. Patrick, the following courses:

N 36°32'40" E 100.00 feet,  
N 53°27'20" W 140.00 feet,  
S 36°32'40" W 130.00 feet, and  
S 53°27'20" E 100.00 feet,

to a point on the northwesterly line of Highland Avenue. Thence southwesterly along the northwesterly line of Highland Avenue

S 36°32'40" W 260.00 feet,

to a point at the line of lands now or formerly of Scivoletto and the centerline of 10<sup>th</sup> Street (unimproved in this area). Thence along said Scivoletto lands and continuing along lands formerly of Albanese and now or formerly of Bell, lands now or formerly of Scanlon, lands formerly of Landa and now or formerly of Furfaro, lands formerly of Levesque, lands formerly of Fonti and now or formerly of VanderWerker, et al., and lands of an unknown owner, and always along the centerline of 10<sup>th</sup> Street

N 53°27'20" W 400.00 feet,

to a point. Thence along the said lands of an unknown owner, continuing along lands formerly of Byrnes and now or formerly of Scalfani, and continuing into 9<sup>th</sup> Street

S 36°32'40" W 235.00 feet,

to a point now designated "**Point D**", which point is the point of beginning of the 50 foot right-of-way, hereinafter reserved, which point occupies coordinate position

N 458,142.49(y)  
E 601,735.38(x)

of the said New York State Coordinate System, East Zone. Thence continuing through said 9<sup>th</sup> Street and continuing further along lands of another unknown owner

S 36°32'40" W 155.13 feet,

to a point at the line of lands formerly of Briar Realty Ltd. and now or formerly of King. Thence along the said King lands

N 76°33'00" W 108.38 feet, and  
S 36°32'40" W 45.65 feet,

to a point at the line of lands formerly of Standard Oil Company of New York, and now or formerly of Keefe. Thence along the said Keefe lands

N 78°03'40" W 510.36 feet,

to a point at the mean high water mark of the easterly bank of the Hudson River. Thence northerly along the said mean high water mark of the Hudson River, the following courses:

N 00°40'00" E 3.38 feet,  
N 19°30'00" W 20.00 feet,  
N 09°00'00" W 40.00 feet,  
N 21°40'00" E 15.00 feet,  
N 28°00'00" E 120.00 feet,  
N 19°50'00" E 110.00 feet,  
N 15°30'00" E 38.00 feet,  
N 11°00'00" E 77.00 feet,  
N 12°20'00" E 64.00 feet,  
N 06°20'00" E 48.00 feet,  
N 14°40'00" E 43.00 feet,  
N 21°10'00" W 44.11 feet,  
N 07°10'00" W 25.15 feet,  
N 15°30'00" W 21.00 feet,  
N 03°10'00" W 43.00 feet,  
N 10°30'00" E 12.16 feet,  
N 79°08'40" W 13.61 feet,  
N 09°57'40" E 78.20 feet,  
N 11°23'00" E 73.12 feet,  
N 11°18'10" E 131.41 feet, and  
N 08°13'40" E 60.91 feet,

to a point that is the southwesterly most corner of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 1). Thence through the lands so conveyed to Consolidated Edison Company of New York, Inc.

S 69°37'41" E 293.49 feet,

to a point on the westerly shore of "Quarry Pond" (so-called). Thence still through the lands so conveyed to Consolidated Edison Company of New York, Inc. and northeasterly along the westerly shore of "Quarry Pond", the following courses:

N 07°40'00" E 8.83 feet,  
N 64°40'00" E 12.00 feet,  
S 78°00'00" E 34.00 feet,  
N 86°10'00" E 15.50 feet,  
N 67°10'00" E 14.50 feet,  
N 46°30'00" E 28.50 feet,  
N 19°50'00" E 12.00 feet,  
N 07°00'00" E 18.00 feet,  
S 85°10'00" E 21.50 feet,  
N 57°30'00" E 24.00 feet,  
N 38°00'00" E 21.47 feet,  
N 60°30'00" E 14.52 feet,  
N 59°22'19" E 51.75 feet,  
N 05°27'41" W 105.00 feet,  
N 22°47'19" E 190.00 feet,  
N 30°02'41" W 40.00 feet,  
N 07°47'19" E 60.00 feet,  
N 43°57'19" E 70.00 feet,  
N 02°32'19" E 35.00 feet,  
N 42°42'19" E 80.00 feet, and  
N 17°47'19" E 70.00 feet,

to a point. Thence still through the lands so conveyed to Consolidated Edison Company of New York, Inc., but no longer along the westerly shore of "Quarry Pond",

N 69°37'41" W 490.00 feet,

to another point at the mean high water mark of the easterly bank of the Hudson River. Thence once again northerly along the said mean high water mark of the Hudson River, the following courses:

N 22°10'00" E 54.97 feet,  
N 17°10'00" E 35.00 feet,  
N 23°40'00" E 47.00 feet,  
N 31°00'00" E 43.00 feet,  
N 38°20'00" E 28.00 feet,  
N 26°50'00" E 30.00 feet,  
N 34°10'00" E 51.00 feet,  
N 38°10'00" E 36.00 feet,  
N 33°40'00" E 73.00 feet,  
N 28°20'00" E 20.00 feet,  
N 05°00'00" W 8.00 feet,  
N 63°30'00" E 13.00 feet,  
N 35°50'00" E 38.00 feet,  
N 38°20'00" E 42.00 feet,  
N 20°10'00" E 14.00 feet,

N 33°10'00" E 30.00 feet,  
N 38°40'00" E 21.00 feet,  
N 37°50'00" E 52.00 feet, and  
N 52°00'00" E 169.34 feet,

to a point on the southwesterly corporation line of the Village of Buchanan and the line of lands formerly of Georgia-Pacific Corp. and now or formerly of LaFarge Corporation. Thence along the said southwesterly corporation line and lands of LaFarge Corporation

S 61°12'30" E 221.48 feet,

to a point. Thence still along the said LaFarge Corporation lands, but no longer along the said southwesterly corporation line

N 73°47'30" E 70.71 feet, and  
S 61°12'30" E 1,130.17 feet,

to a point at the line of lands formerly of Consolidated Edison Company of New York, Inc. and now or formerly of the Power Authority of the State of New York. Thence along the said Power Authority lands

S 23°17'30" W 50.23 feet,

to another point on the aforementioned southwesterly corporation line of the Village of Buchanan. Thence along the last mentioned southwesterly corporation line and still along the said Power Authority lands

S 61°12'30" E 320.00 feet

to a point now designated "**Point E**", which point is the point of beginning of the 50 foot wide beneficial easement hereinafter conveyed, which point occupies coordinate position

N 459,727.32(y)  
E 603,358.50(x)

of the said New York State Coordinate System, East Zone and which point is a corner of the said corporation line, the westerly most corner of the aforementioned lands now or formerly of the People of the State of New York shown on Filed Map No. 18914 and on the line of other lands so conveyed to Consolidated Edison Company of New York, Inc. (Retained Parcel 2). Thence through the lands so conveyed to Consolidated Edison Company of New York, Inc., first on a non-tangent curve to the right, the center of which bears N07°07'00"W, the central angle of which is 17°34'39", the radius of which is 500.00 feet for 153.39 feet, then the following courses:

S 13°40'34" E 209.20 feet,

S 49°55'26" W 328.00 feet, and  
N 69°37'41" W 328.84 feet,

to a point on the easterly shore of the aforementioned "Quarry Pond". Thence southerly along the easterly shore of "Quarry Pond" and continuing through the lands so conveyed to Consolidated Edison Company of New York, Inc., the following courses:

S 15°22'19" W 205.76 feet,  
S 42°07'19" W 267.00 feet,  
N 86°32'41" W 104.00 feet,  
S 20°17'41" E 45.00 feet,  
S 62°52'19" W 126.00 feet, and  
S 13°52'19" W 40.00 feet,

to a point now designated "**Point F**", which point is the point of beginning of the Access and Utility Easement hereinafter reserved, which point occupies coordinate position

N 458,903.15 (y)  
E 602,252.43 (x)

of the said New York State Coordinate System, East Zone. Thence still along other lands so conveyed to Consolidated Edison Company of New York, Inc., but no longer along the easterly shore of "Quarry Pond", the following courses:

S 69°37'41" E 422.00 feet,  
N 77°44'26" E 556.35 feet,  
N 20°22'19" E 350.00 feet, and  
N 39°36'04" E 485.46 feet,

to a point on the southwesterly line of the first mentioned lands of the People of the State of New York shown on Filed Map No. 18914. Thence along the last mentioned lands of the People of the State of New York

S 60°18'46" E 406.21 feet

to the point or place of beginning, containing 99.896 acres, more or less.

**TOGETHER WITH AN EASEMENT** for all purposes of access, ingress and egress over that portion of other lands so conveyed to Consolidated Edison Company of New York, Inc. that is a strip of land 50 feet wide bounded and described as follows:

**BEGINNING** at the point that is the westerly most corner of the lands of the People of the State of New York shown on the aforementioned Filed Map No. 18914, which point is also the corner of the lands hereinabove described that was designated "**Point E**", and which point occupies coordinate position



N 459,727.32 (y)  
E 603,358.50 (x)

of the New York State Coordinate System, East Zone (NAD 27).

**THENCE** from the said point of beginning along the southerly line of the lands of the People of the State of New York shown on Filed Map No. 18914

S 60°18'46" E 83.46 feet

to a point. Thence through other lands so conveyed to Consolidated Edison Company of New York, Inc., first

S 82°53'00" W 66.83 feet

and then on a tangent curve to the right, the central angle of which is 15°15'50", the radius of which is 550.00 feet for 146.52 feet to a point on the line of the lands hereinabove described. Thence along the line of the lands hereinabove described, first

N 13°40'34" W 54.29 feet

and then on a non-tangent curve to the left, the center of which bears N10°27'39"E, the central angle of which is 17°34'39", the radius of which is 500.00 feet for 153.39 feet to "Point E", the point or place of beginning of this easement area.

**SUBJECT TO THE BURDENS OF AN EASEMENT FOR ACCESS** over a strip of land running from Broadway through lands of the People of the State of New York shown on Filed Map No. 18914, other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 2), and the parcel hereinabove described to lands formerly of Georgia-Pacific Corp. and now or formerly of LaFarge Corporation, which easement was originally granted to Georgia-Pacific Corp. by the deed from K C O R Corporation dated February 23, 1968 and recorded in the Westchester County Clerk's Liber 6765 of deeds at page 566 and which easement, to the extent that it exists on said lands of the State of New York, was excepted for the benefit of Georgia-Pacific Corporation and reserved for the benefit of Consolidated Edison Company of New York, Inc. from the appropriation by the People of the State of New York dated May 6, 1977, notice of which is recorded in the Westchester County Clerk's Liber 7391 of deeds at page 468 and the extent of which is shown on said Filed Map No. 18914, that is bounded and described as follows:

**BEGINNING** at the point on the northwesterly line of Broadway that occupies coordinate position

N 459,768.66 (y)  
E 604,782.82 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 36°32'40" W 255.12 feet,

measured southwesterly along the northwesterly line of Broadway from the point where the said northwesterly line of Broadway is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)

E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning southwesterly along the northwesterly line of Broadway

S 36°32'40" W 110.00 feet

to a point. Thence through the lands of the People of the State of New York shown on said Filed Map No. 18914, continuing through other lands of Consolidated Edison Company of New York, Inc. and continuing further through the lands hereinabove described the following, first turning about and on a tangent curve to the left, the central angle of which is 90°00'00", the radius of which is 30.00 feet for 47.12 feet, then

N 53°27'20" W 77.43 feet

then on a tangent curve to the left, the central angle of which is 43°39'40", the radius of which is 250.00 feet for 190.51 feet, then

S 82°53'00" W 1,112.92 feet

then on a tangent curve to the right, the central angle of which is 35°54'30", the radius of which is 550.00 feet for 344.70 feet, then on a curve compounding to the right, the center of which bears N28°47'30"E, the central angle of which is 30°00'00", the radius of which is 300.00 feet for 157.08 feet, then

N 31°12'30" W 142.67 feet

then on a tangent curve to the left, the central angle of which is 30°00'00", the radius of which is 250.00 feet for 130.90 feet, and then

N 28°47'30" E 50.00 feet,

to a point on the line of lands formerly of Georgia-Pacific Corp. and now or formerly of LaFarge Corporation. Thence along the said LaFarge Corporation lands

S 61°12'30" E 166.99 feet,

to a point. Thence once again through the lands hereinabove described, continuing along the line dividing the lands hereinabove described, on the north, and other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 2), on the south, and continuing further through the said lands of the People of the State of New York, the following, first

S 28°47'30" W 50.00 feet, and  
S 31°12'30" E 123.06 feet

then on a tangent curve to the left, the central angle of which is 30°00'00", the radius of which is 250.00 feet for 130.90 feet, then on a curve compounding to the left, the center of which bears N28°47'30"E, the central angle of which is 35°54'30", the radius of which is 500.00 feet for 313.36 feet, then

N 82°53'00" E 1,112.92 feet

then on a tangent curve to the right, the central angle of which is 43°39'40", the radius of which is 300.00 feet for 228.61 feet, then

S 53°27'20" E 77.43 feet

and then on a tangent curve to the left, the central angle of which is 90°00'00", the radius of which is 30.00 feet for 47.12 feet to the northwesterly line of Broadway and the point or place of beginning of this easement area.

**RESERVING** to Consolidated Edison Company of New York, Inc., its successors and assigns, a Utility and Access Easement over that portion of the hereinabove described parcel that is bounded and described as follows:

**BEGINNING** at the point on the easterly shore line of "Quarry Pond" (so-called) and on the boundary of the parcel hereinabove described that was hereinabove designated "**Point F**", which point occupies coordinate position

N 458,903.15 (y)  
E 602,252.43 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 68°14'37" W 2,888.01 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through the lands hereinabove described and crossing "Quarry Pond"

N 69°37'41" W 674.58 feet,

to a point on the westerly shoreline thereof and the line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 1). Thence northerly along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and the westerly shore line of "Quarry Pond" the following courses:

N 59°22'19" E 51.75 feet,  
N 05°27'41" W 105.00 feet,  
N 22°47'19" E 190.00 feet,  
N 30°02'41" W 40.00 feet,  
N 07°47'19" E 60.00 feet,  
N 43°57'19" E 70.00 feet,  
N 02°32'19" E 35.00 feet,  
N 42°42'19" E 80.00 feet, and  
N 17°47'19" E 70.00 feet,

to a point. Thence through the lands hereinabove described and crossing "Quarry Pond" once again

S 69°37'41" E 910.90 feet,

to a point on the easterly shoreline thereof and the line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 2). Thence southerly along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and the easterly shore line of "Quarry Pond" the following courses:

S 15°22'19" W 205.76 feet,  
S 42°07'19" W 267.00 feet,  
N 86°32'41" W 104.00 feet,  
S 20°17'41" E 45.00 feet,  
S 62°52'19" W 126.00 feet, and  
S 13°52'19" W 40.00 feet

to the point or place of beginning of this easement area.

**RESERVING** to Consolidated Edison Company of New York, Inc., its successors and assigns, an easement for access, ingress and egress, over that portion of the hereinabove described parcel that is bounded and described as follows:

**BEGINNING** at the point within the bounds of 9<sup>th</sup> Street and on the boundary of the premises hereinabove described that was hereinabove designated "**Point D**", which point occupies coordinate position

N 458,142.49 (y)  
E 601,735.38 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 60°12'56" W 3,686.31 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through 9<sup>th</sup> Street and along the boundary of the lands hereinabove described

S 36°32'40" W 50.00 feet

to a point. Thence through the lands hereinabove described the following, first

N 53°27'20" W 267.41 feet

then on a tangent curve to the right, the central angle of which is 47°37'20", the radius of which is 280.00 feet for 232.73 feet, then

N 05°50'00" W 18.67 feet

then on a tangent curve to the right, the central angle of which is 22°08'00", the radius of which is 398.23 feet for 153.84 feet, then on a curve reversing to the left, the center of which bears N73°42'00"W, the central angle of which is 12°34'30", the radius of which is 546.79 feet for 120.01 feet, then

N 03°43'30" E 120.35 feet

then on a tangent curve to the right, the central angle of which is 09°01'06", the radius of which is 595.37 feet for 93.71 feet, then on a curve reversing to the left, the center of which bears N77°15'24"W, the central angle of which is 38°05'00", the radius of which is 43.18 feet for 28.70 feet, and then

N 25°20'24" W 81.91 feet,

to a point on the line of other lands so conveyed to Consolidated Edison Company of New York, Inc. (Retained Parcel 1). Thence along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and partially along the westerly shore of "Quarry Pond" (so-called), the following courses:

S 69°37'41" E 60.35 feet,  
N 07°40'00" E 8.83 feet, and  
N 64°40'00" E 3.05 feet,

to a point. Thence once again through the lands hereinabove described and in part through the waters of "Quarry Pond" the following, first

S 25°20'24" E 46.12 feet

then on a tangent curve to the right, the central angle of which is 38°05'00", the radius of which is 93.18 feet for 61.94 feet, then on a curve reversing to the left, the center of which bears S77°15'24"E, the central angle of which is 09°01'06", the radius of which is 545.37 feet for 85.84 feet, then

S 03°43'30" W 120.35 feet

then on a tangent curve to the right, the central angle of which is 12°34'30", the radius of which is 596.79 feet for 130.98 feet, then on a curve reversing to the left, the center of which bears S73°42'00"E, the central angle of which is 22°08'00", the radius of which is 348.23 feet for 134.52 feet, then

S 05°50'00" E 18.67 feet

then on a tangent curve to the left, the central angle of which is 47°37'20", the radius of which is 230.00 feet for 191.17 feet, and then

S 53°27'20" E 23.41 feet

to a point now designated "**Point Z**", which point is the point of beginning of the centerline of the 20 foot wide Pole Line Utility Easement hereinafter reserved, which point occupies coordinate position

N 458,287.78 (y)  
E 601,538.35 (x)

of the said New York State Coordinate System, East Zone. Thence continuing through the lands hereinabove described

S 53°27'20" E 244.00 feet

to the point or place of beginning of this easement area.

**RESERVING** to Consolidated Edison Company of New York, Inc., its successors and assigns, a Pole Line Utility Easement over that portion of the hereinabove described parcel that is a strip of land that is at all points 20 feet wide, 10 feet on each side of its centerline, which centerline is bounded and described as follows:

**BEGINNING** at the point within the bounds of the parcel hereinabove described that was designated "**Point Z**" in the hereinabove description of the Access Easement reserved by Consolidated Edison Company of New York, which point occupies coordinate position

N 458,287.78 (y)  
E 601,539.35 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 63°35'42" W 3,790.86 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through the lands hereinabove described, the following courses:

N 56°32'40" E 21.50 feet,  
N 05°57'20" W 126.50 feet,  
N 04°57'20" W 114.00 feet,  
N 02°17'20" W 142.00 feet,  
N 08°27'20" W 110.50 feet,  
N 05°27'20" W 161.00 feet, and  
N 18°07'20" W 109.22 feet

to the southerly line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 1) and the end of this described easement's centerline.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*561803672EAS0042\*

### Westchester County Recording & Endorsement Page

#### Submitter Information

|                 |  |                          |                                |
|-----------------|--|--------------------------|--------------------------------|
| Name:           | Real Property Abstract & Title Services, LLC | Phone:                   | 8454529100                     |
| Address 1:      | 85 Civic Center Plaza                        | Fax:                     | 8454529106                     |
| Address 2:      | Suite 201A                                   | Email:                   | misty@realpropertyabstract.net |
| City/State/Zip: | Poughkeepsie NY 12601                        | Reference for Submitter: | Con Ed                         |

#### Document Details

|                                  |   |
|----------------------------------|---|
| Control Number: <b>561803672</b> | Document Type: <b>Easement (EAS)</b>                      |
| Package ID: 2016062800232001002  | Document Page Count: <b>8</b> Total Page Count: <b>10</b> |

#### Parties

Additional Parties on Continuation page

##### 1st PARTY

##### 2nd PARTY

|                      |         |   |         |
|----------------------|---------|---|---------|
| 1: CORTLANDT TOWN OF | - Other | 1: CONSOLIDATED EDISON CO OF NEW YORK INC | - Other |
| 2:                   |         | 2:  |         |

#### Property

Additional Properties on Continuation page

|                            |                            |
|----------------------------|----------------------------|
| Street Address: 0 BROADWAY | Tax Designation: 43.14-3-1 |
| City/Town: CORTLANDT       | Village:                   |

#### Cross-References

Additional Cross-Refs on Continuation page

|    |    |    |    |
|----|----|----|----|
| 1: | 2: | 3: | 4: |
|----|----|----|----|

#### Supporting Documents

1: TP-584

#### Recording Fees

|                                   |                |
|-----------------------------------|----------------|
| Statutory Recording Fee:          | \$40.00        |
| Page Fee:                         | \$45.00        |
| Cross-Reference Fee:              | \$0.00         |
| Mortgage Affidavit Filing Fee:    | \$0.00         |
| RP-5217 Filing Fee:               | \$0.00         |
| TP-584 Filing Fee:                | \$5.00         |
| <b>Total Recording Fees Paid:</b> | <b>\$90.00</b> |

#### Mortgage Taxes

|                            |               |
|----------------------------|---------------|
| Document Date:             |               |
| Mortgage Amount:           |               |
| Basic:                     | \$0.00        |
| Westchester:               | \$0.00        |
| Additional:                | \$0.00        |
| MTA:                       | \$0.00        |
| Special:                   | \$0.00        |
| Yonkers:                   | \$0.00        |
| <b>Total Mortgage Tax:</b> | <b>\$0.00</b> |

#### Transfer Taxes

|                      |        |
|----------------------|--------|
| Consideration:       | \$0.00 |
| Transfer Tax:        | \$0.00 |
| Mansion Tax:         | \$0.00 |
| Transfer Tax Number: | 16583  |

|                |                                  |
|----------------|----------------------------------|
| Dwelling Type: | Exempt: <input type="checkbox"/> |
| Serial #:      |                                  |

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/29/2016 at 11:56 AM  
 Control Number: **561803672**  
 Witness my hand and official seal

Timothy C. Idoni  
Westchester County Clerk

#### Record and Return To

Pick-up at County Clerk's office

**Thomas F. Wood, Esq.**  
**2131 Albany Post Road**  
**Montrose, NY 10548**



The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

\*561803672EAS0042\*

## Westchester County Recording & Endorsement Page

### Document Details

Control Number: **561803672**

Document Type: **Easement (EAS)**

Package ID: 2016062800232001002

Document Page Count: 8

Total Page Count: 10

### Properties Addendum

288 9TH STREET 10567

CORTLANDT

43.17 1 1

295 9TH STREET 10567

CORTLANDT

43.13 1 2

## EASEMENT GRANT

The undersigned, **THE TOWN OF CORTLANDT**, a municipal corporation with an address at 1 Heady Street, Cortlandt Manor, New York 10567 as Grantor, in consideration of the sum of One (\$1.00) Dollar in hand paid and for other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, hereby grants unto the Grantee, **CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.**, a New York corporation with offices located at 4 Irving Place, New York, New York 10003, to have and to hold the same unto the Grantee and its successors and assigns forever, the perpetual easement, right and authority to (x) install, construct, reconstruct, relocate, operate, repair, alter, replace, upgrade, maintain, inspect and remove electric transmission and distributing lines, telecommunications lines, gas mains, service connections, transformers, and facilities and appurtenances thereto, including but not limited to poles, pipes, fixtures, conduits, manholes, vaults and duct lines, together with wires, cables, terminal boxes, switch gear, pad mountings and transfer switches, and other miscellaneous equipment or facilities (collectively, "Grantee's Facilities"), and the right to permit other utility companies to attach or place their conduits, wires or facilities, and to keep free from and remove all obstructions, in, upon, along, over, under, through and across the certain areas described on Schedule A, attached hereto and made a part hereof (the "Easement Areas"), located within the premises of the Grantor commonly known as Section 43.14, Block 3, Lot 1 and Section 43.13, Block 1, Lot 2 on the Official Tax Map of the in the Town of Cortlandt, County of Westchester, State of New York, (y) access, for ingress and egress to Grantee's property, via the 1.241 Acre Right-Of-Way described on Schedule A, attached hereto and made a part hereof located within the premises of the Grantor commonly known as Section 43.13, Block 1, Lot 2 and Section 43.17, Block 1, Lot 1 on the Official Tax Map of the in the Town of Cortlandt, County of Westchester, State of New York, and (z) the right to trim, cut, chemically treat and/or remove all trees, branches, underbrush and other vegetation in, upon, along, over, under, through and across grantor's premises.

Grantee's Facilities shall be and remain at all times Grantee's exclusive property with the perpetual right of ingress and egress in, upon, along, over, through and across grantor's premises for Grantee, its agents, representatives, servants and employees at any time and from time to time, with or without notice, to have free and complete access to Grantee's Facilities for all said purposes. In no event shall Grantee have any obligation to perform any maintenance or repair of the Easement Area except that Grantee shall substantially restore any portion of the Easement Area disrupted or disturbed by such access to a condition of unimproved land.

Grantor hereby covenants that it shall maintain the Easement Area as unimproved land, free of buildings, structures, sidewalks, patios, pavers and landscaping (other than grass that will not interfere with Grantee's use of the Easement Area) or any other structural or vegetative impediments whatsoever to the exercise by Grantee of the easement, right and authority granted under this Easement Grant. Grantee shall have the right to remove and clear any such structural or vegetative impediment found in, upon, along, over, under, through or across the Easement Area without incurring any liability for damage or injury to the premises of the Grantor and without any obligation to restore any such impediment removed. Grantor may not grant any sublease, easement, license or other interest in, upon, along, over, under, through and across the Easement Area without the prior consent of Grantee.

This easement shall run with the land and bind and benefit Grantor and Grantee and their respective heirs/successors and assigns. Nothing herein shall diminish or waive any other easement Grantee has with respect to grantor's premises.

Grantor shall cause any lease, mortgage and/or other instrument or interest now or hereafter encumbering grantor's premises to be subject to this Easement Grant. Grantor agrees to obtain and deliver such documents and instruments, in recordable form, as may be reasonably necessary or reasonably requested by Grantee from time to time to evidence and confirm that any such lease, mortgage and/or other instrument or interest encumbering grantor's premises is subject to this Easement Grant.

Grantor hereby warrants and certifies to Grantee that: (i) Grantor is the owner of the Easement Area; (ii) Grantor is authorized to execute and deliver this Easement Grant; and (iii) the person executing this Easement Grant on behalf of Grantor is authorized and empowered to bind the Grantor to the terms of this Easement Grant by his or her signature hereto.

IN WITNESS WHEREOF, the Grantor has caused this easement grant to be duly executed this 30<sup>th</sup> day of June, 2016.

Grantor

THE TOWN OF CORTLANDT

By: Linda D. Puglisi

Name: Linda D. Puglisi

Title: SUPERVISOR.

Approved  
Thomas F. Wood  
T. A. H.

STATE OF NEW YORK )  
 )SS.:  
COUNTY OF Westchester )

On this 30 day of June, before me, the undersigned, personally appeared Linda D. Puglisi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

Barbara Dunne  
Notary Public, State of New York  
No. 02DU6341704  
Qualified in Richmond County  
Commission Expires May 8, 2020

Barbara Dunne  
Notary

R&R:  
Thomas F. Wood, Esq.  
Town of Cortlandt  
One Heady Street  
Cortlandt Manor, NY. 10567

SBL: 43.14-3-1  
43.17-1-1  
43.13-1-2

## Schedule "A"

### EASEMENTS FOR GRANTEE'S FACILITIES

#### QUARRY UTILITY EASEMENT

**BEGINNING** at the point on the easterly shore line of "Quarry Pond" (so-called) and on the boundary of the parcel hereinabove described that was hereinabove designated "**Point F**", which point occupies coordinate position

N 458,903.15 (y)  
E 602,252.43 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 68°14'37" W 2,888.01 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through the lands hereinabove described and crossing "Quarry Pond"

N 69°37'41" W 674.58 feet,

to a point on the westerly shoreline thereof and the line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 1). Thence northerly along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and the westerly shore line of "Quarry Pond" the following courses:

N 59°22'19" E 51.75 feet,  
N 05°27'41" W 105.00 feet,  
N 22°47'19" E 190.00 feet,  
N 30°02'41" W 40.00 feet,  
N 07°47'19" E 60.00 feet,  
N 43°57'19" E 70.00 feet,  
N 02°32'19" E 35.00 feet,  
N 42°42'19" E 80.00 feet, and  
N 17°47'19" E 70.00 feet,

to a point. Thence through the lands hereinabove described and crossing "Quarry Pond" once again

S 69°37'41" E 910.90 feet,

to a point on the easterly shoreline thereof and the line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 2). Thence southerly along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and the easterly shore line of "Quarry Pond" the following courses:

S 15°22'19" W 205.76 feet,  
S 42°07'19" W 267.00 feet,  
N 86°32'41" W 104.00 feet,  
S 20°17'41" E 45.00 feet,  
S 62°52'19" W 126.00 feet, and  
S 13°52'19" W 40.00 feet

to the point or place of beginning of this easement area.

#### **POLE LINE UTILITY EASEMENT**

**BEGINNING** at the point within the bounds of the parcel hereinabove described that was designated "**Point Z**" in the hereinabove description of the Access Easement reserved by Consolidated Edison Company of New York, which point occupies coordinate position

N 458,287.78 (y)  
E 601,539.35 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 63°35'42" W 3,790.86 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through the lands hereinabove described, the following courses:

N 56°32'40" E 21.50 feet,  
N 05°57'20" W 126.50 feet,

N 04°57'20" W 114.00 feet,  
N 02°17'20" W 142.00 feet,  
N 08°27'20" W 110.50 feet,  
N 05°27'20" W 161.00 feet, and  
N 18°07'20" W 109.22 feet

to the southerly line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 1) and the end of this described easement's centerline.

### EASEMENT FOR ACCESS

**BEGINNING** at the point within the bounds of 9<sup>th</sup> Street and on the boundary of the premises hereinabove described that was hereinabove designated "**Point D**", which point occupies coordinate position

N 458,142.49 (y)  
E 601,735.38 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 60°12'56" W 3,686.31 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through 9<sup>th</sup> Street and along the boundary of the lands hereinabove described

S 36°32'40" W 50.00 feet

to a point. Thence through the lands hereinabove described the following, first

N 53°27'20" W 267.41 feet

then on a tangent curve to the right, the central angle of which is 47°37'20", the radius of which is 280.00 feet for 232.73 feet, then

N 05°50'00" W 18.67 feet

then on a tangent curve to the right, the central angle of which is  $22^{\circ}08'00''$ , the radius of which is 398.23 feet for 153.84 feet, then on a curve reversing to the left, the center of which bears  $N73^{\circ}42'00''W$ , the central angle of which is  $12^{\circ}34'30''$ , the radius of which is 546.79 feet for 120.01 feet, then

N  $03^{\circ}43'30''$  E 120.35 feet

then on a tangent curve to the right, the central angle of which is  $09^{\circ}01'06''$ , the radius of which is 595.37 feet for 93.71 feet, then on a curve reversing to the left, the center of which bears  $N77^{\circ}15'24''W$ , the central angle of which is  $38^{\circ}05'00''$ , the radius of which is 43.18 feet for 28.70 feet, and then

N  $25^{\circ}20'24''$  W 81.91 feet,

to a point on the line of other lands so conveyed to Consolidated Edison Company of New York, Inc. (Retained Parcel 1). Thence along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and partially along the westerly shore of "Quarry Pond" (so-called), the following courses:

S  $69^{\circ}37'41''$  E 60.35 feet,  
N  $07^{\circ}40'00''$  E 8.83 feet, and  
N  $64^{\circ}40'00''$  E 3.05 feet,

to a point. Thence once again through the lands hereinabove described and in part through the waters of "Quarry Pond" the following, first

S  $25^{\circ}20'24''$  E 46.12 feet

then on a tangent curve to the right, the central angle of which is  $38^{\circ}05'00''$ , the radius of which is 93.18 feet for 61.94 feet, then on a curve reversing to the left, the center of which bears  $S77^{\circ}15'24''E$ , the central angle of which is  $09^{\circ}01'06''$ , the radius of which is 545.37 feet for 85.84 feet, then

S  $03^{\circ}43'30''$  W 120.35 feet

then on a tangent curve to the right, the central angle of which is  $12^{\circ}34'30''$ , the radius of which is 596.79 feet for 130.98 feet, then on a curve reversing to the left, the center of which bears  $S73^{\circ}42'00''E$ , the central angle of which is  $22^{\circ}08'00''$ , the radius of which is 348.23 feet for 134.52 feet, then

S  $05^{\circ}50'00''$  E 18.67 feet

then on a tangent curve to the left, the central angle of which is  $47^{\circ}37'20''$ , the radius of which is 230.00 feet for 191.17 feet, and then

S  $53^{\circ}27'20''$  E 23.41 feet



to a point now designated "**Point Z**", which point is the point of beginning of the centerline of the 20 foot wide Pole Line Utility Easement hereinafter reserved, which point occupies coordinate position

N 458,287.78 (y)

E 601,538.35 (x)

of the said New York State Coordinate System, East Zone. Thence continuing through the lands hereinabove described

S 53°27'20" E 244.00 feet

to the point or place of beginning of this easement area

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*561803697EAS0039\*

### Westchester County Recording & Endorsement Page

#### Submitter Information

|                 |  |                          |                                |
|-----------------|--|--------------------------|--------------------------------|
| Name:           | Real Property Abstract & Title Services, LLC | Phone:                   | 8454529100                     |
| Address 1:      | 85 Civic Center Plaza                        | Fax:                     | 8454529106                     |
| Address 2:      | Suite 201A                                   | Email:                   | misty@realpropertyabstract.net |
| City/State/Zip: | Poughkeepsie NY 12601                        | Reference for Submitter: | Con Ed                         |

#### Document Details

|                                  |  |
|----------------------------------|--|
| Control Number: <b>561803697</b> | Document Type: <b>Easement (EAS)</b>                     |
| Package ID: 2016062800232001002  | Document Page Count: <b>3</b> Total Page Count: <b>4</b> |

#### Parties

|  |                              |
|--|------------------------------|
| <input type="checkbox"/> Additional Parties on Continuation page |                              |
| <b>1st PARTY</b>   | <b>2nd PARTY</b>             |
| 1: CONSOLIDATED EDISON CO INC - Other                            | 1: CORTLANDT TOWN OF - Other |
| 2:   | 2:                           |

#### Property

|                            |                            |
|----------------------------|----------------------------|
| Street Address: 0 BROADWAY | Tax Designation: 43.14-3-1 |
| City/Town: CORTLANDT       | Village:                   |

#### Cross-References

|    |    |    |    |
|----|----|----|----|
| 1: | 2: | 3: | 4: |
|----|----|----|----|

#### Supporting Documents

1: TP-584

#### Recording Fees

|                                   |                |
|-----------------------------------|----------------|
| Statutory Recording Fee:          | \$40.00        |
| Page Fee:                         | \$20.00        |
| Cross-Reference Fee:              | \$0.00         |
| Mortgage Affidavit Filing Fee:    | \$0.00         |
| RP-5217 Filing Fee:               | \$0.00         |
| TP-584 Filing Fee:                | \$5.00         |
| <b>Total Recording Fees Paid:</b> | <b>\$65.00</b> |

#### Transfer Taxes

|                      |        |
|----------------------|--------|
| Consideration:       | \$0.00 |
| Transfer Tax:        | \$0.00 |
| Mansion Tax:         | \$0.00 |
| Transfer Tax Number: | 16584  |

#### Mortgage Taxes

|                            |               |
|----------------------------|---------------|
| Document Date:             |               |
| Mortgage Amount:           |               |
| Basic:                     | \$0.00        |
| Westchester:               | \$0.00        |
| Additional:                | \$0.00        |
| MTA:                       | \$0.00        |
| Special:                   | \$0.00        |
| Yonkers:                   | \$0.00        |
| <b>Total Mortgage Tax:</b> | <b>\$0.00</b> |

|                |                                  |
|----------------|----------------------------------|
| Dwelling Type: | Exempt: <input type="checkbox"/> |
| Serial #:      |                                  |

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/29/2016 at 11:56 AM  
 Control Number: **561803697**  
 Witness my hand and official seal

Timothy C. Idoni  
Westchester County Clerk

#### Record and Return To

Pick-up at County Clerk's office

**Real Property Abstract & Title Services, LLC**  
**85 Civic Center Plaza**  
**Suite 201A**  
**Poughkeepsie, NY 12601**  
**Attn: Paul Conrad**

## EASEMENT GRANT

The undersigned, **CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.**, a New York corporation with offices located at 4 Irving Place, New York 10003, as Grantor, in consideration of the sum of One (\$1.00) Dollar in hand paid and for other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, hereby grants unto the Grantee, **THE TOWN OF CORTLANDT**, a municipal corporation with an address at 1 Heady Street, Cortlandt Manor, New York 10567, to have and to hold the same unto the Grantee and its successors and assigns forever, the perpetual easements, rights and authority for (i) access, ingress and egress to the Grantee's property over and across those portions of the premises of the Grantor situated in the Town of Cortlandt, County of Westchester, State of New York as said easements are described in Schedule A, attached hereto and made a part hereof (the "Easement Area").

Grantee shall substantially restore any portion of the Easement Area disrupted or disturbed by such access to at least its condition that existed immediately prior to such access.

This easement shall run with the land and bind and benefit Grantor and Grantee and their respective heirs/successors and assigns. Nothing herein shall diminish or waive any other easement Grantee has with respect to the premises of the Grantor.

Grantor shall cause any lease, mortgage and/or other instrument or interest now or hereafter encumbering the Premises to be subject to this Grant. Grantor agrees to obtain and deliver such documents and instruments, in recordable form, as may be reasonably necessary or reasonably requested by Grantee from time to time to evidence and confirm that any such lease, mortgage and/or other instrument or interest encumbering the premises of the Grantor is subject to this Grant.

Grantor hereby warrants and certifies to Grantee that: (i) Grantor is the owner of the Easement Area; (ii) Grantor is a trust duly organized and in good standing under the laws of the State of New York; (ii) Grantor is authorized to execute and deliver this Grant; and (iii) the person executing this Grant on behalf of Grantor is authorized and empowered to bind the Trust to the terms of this Grant by his or her signature hereto.

IN WITNESS WHEREOF, the Grantor has caused this easement grant to be duly executed this 30<sup>th</sup> day of June, 2016.

Grantor

CONSOLIDATED EDISON COMPANY  
OF NEW YORK, INC.

By: [Signature]  
Name: Scott Sanders  
Title: Vice President & Treasurer

STATE OF NEW YORK     )  
  )SS.:  
COUNTY OF New York )

On this 29<sup>th</sup> day of June, before me, the undersigned, personally appeared Scott Sanders, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

**Barbara Dunne**  
Notary Public, State of New York  
No. 020UG341704  
Qualified in Richmond County  
Commission Expires May 9, 2020

[Signature]  
Notary

Record + Return TO

Thomas F Wood, Esq.  
Town of Cortland  
one Heady Street  
Cortland Manor, NY

10567

SBL: 43.14-3-1

Schedule "A"

**BEGINNING** at the point that is the westerly most corner of the lands of the People of the State of New York shown on the aforementioned Filed Map No. 18914, which point is also the corner of the lands hereinabove described that was designated "**Point E**", and which point occupies coordinate position

N 459,727.32 (y)

E 603,358.50 (x)

of the New York State Coordinate System, East Zone (NAD 27).

**THENCE** from the said point of beginning along the southerly line of the lands of the People of the State of New York shown on Filed Map No. 18914

S 60°18'46" E 83.46 feet

to a point. Thence through other lands so conveyed to Consolidated Edison Company of New York, Inc., first

S 82°53'00" W 66.83 feet

and then on a tangent curve to the right, the central angle of which is 15°15'50", the radius of which is 550.00 feet for 146.52 feet to a point on the line of the lands hereinabove described. Thence along the line of the lands hereinabove described, first

N 13°40'34" W 54.29 feet

and then on a non-tangent curve to the left, the center of which bears N10°27'39"E, the central angle of which is 17°34'39", the radius of which is 500.00 feet for 153.39 feet to "Point E", the point or place of beginning of this easement area.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*561803707DLR0041\*

### Westchester County Recording & Endorsement Page

#### Submitter Information

Name: Real Property Abstract & Title Services, LLC Phone: 8454529100  
 Address 1: 85 Civic Center Plaza Fax: 8454529106  
 Address 2: Suite 201A Email: misty@realpropertyabstract.net  
 City/State/Zip: Poughkeepsie NY 12601 Reference for Submitter: Con Ed

#### Document Details

Control Number: **561803707** Document Type: **Declaration (DLR)**  
 Package ID: 2016062800232001002 Document Page Count: **16** Total Page Count: **18**

#### Parties

Additional Parties on Continuation page

##### 1st PARTY

##### 2nd PARTY

1: CONSOLIDATED EDISON CO INC - Other 1: CORTLANDT TOWN OF - Other  
 2: 2:

#### Property

Additional Properties on Continuation page

Street Address: 0 WESTCHESTER AVENUE Tax Designation: 43.14-1-1  
 City/Town: CORTLANDT Village:

#### Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

#### Supporting Documents

1: TP-584

#### Recording Fees

Statutory Recording Fee: \$40.00  
 Page Fee: \$85.00  
 Cross-Reference Fee: \$0.00  
 Mortgage Affidavit Filing Fee: \$0.00  
 RP-5217 Filing Fee: \$0.00  
 TP-584 Filing Fee: \$5.00  
 Total Recording Fees Paid: **\$130.00**

#### Mortgage Taxes

Document Date:  
 Mortgage Amount:  
 Basic: \$0.00  
 Westchester: \$0.00  
 Additional: \$0.00  
 MTA: \$0.00  
 Special: \$0.00  
 Yonkers: \$0.00  
 Total Mortgage Tax: **\$0.00**

#### Transfer Taxes

Consideration: \$0.00  
 Transfer Tax: \$0.00  
 Mansion Tax: \$0.00  
 Transfer Tax Number: 16585

Dwelling Type: Exempt:   
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/29/2016 at 11:56 AM  
 Control Number: **561803707**  
 Witness my hand and official seal

Timothy C. Idoni  
 Westchester County Clerk

#### Record and Return To

Pick-up at County Clerk's office

Thomas F. Wood, Esq.  
 2131 Albany Post Road  
 Montrose, NY 10548

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

\*561803707DLR0041\*

## Westchester County Recording & Endorsement Page

### Document Details

Control Number: **561803707**

Document Type: **Declaration (DLR)**

Package ID: 2016062800232001002

Document Page Count: 16

Total Page Count: 18

### Properties Addendum

|                      |           |           |
|----------------------|-----------|-----------|
| 295 9TH STREET 10567 | CORTLANDT | 43.13 1 2 |
| 0 BROADWAY 10567     | CORTLANDT | 43.14 3 1 |
| 288 9TH STREET 10567 | CORTLANDT | 43.17 1 1 |

## MEMORANDUM OF SALE CONTRACT PROVISION

THIS MEMORANDUM OF SALE CONTRACT PROVISION (this "Memorandum") dated as of June 30, 2016 is made by CONSOLIDATED EDISON COMPANY OF NEW YORK, INC., a New York corporation, with an office at 4 Irving Place, New York, NY 10003 ("Seller") and THE TOWN OF CORTLANDT having an address at 1 Heady Street, Cortlandt Manor, New York 10567 ("Purchaser"). Seller and Purchaser shall be referred to collectively herein as the "Parties".

Seller and Purchaser are parties to that certain Contract of Sale dated as of January 27, 2015 as amended by that certain First Amendment to Contract of Sale dated as of October 15, 2016 (as amended, the "Purchase Agreement"). Pursuant to the Purchase Agreement, as of the date hereof, Seller has conveyed to Purchaser certain real property as more particularly described in Exhibit A attached hereto (the "Property").

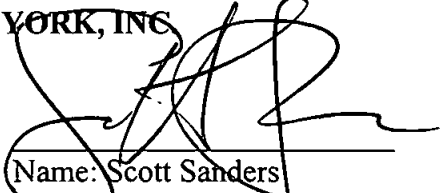
Purchaser has represented to Seller that Purchaser has acquired the Property for its own use, and not for resale until the date which is three (3) years after the closing of title to the Property the "Resale Date." Accordingly, pursuant to the terms of the Purchase Agreement, Purchaser has agreed to pay (or cause to be paid) to Seller fifty percent (50%) of the net sale proceeds of certain sales, assignments, pledges, encumbrances and other transfers of the Property and certain direct and indirect sales, assignments, pledges, encumbrances and other transfers in Purchaser (as defined in the Purchase Agreement, "Covered Sales") which occur prior to the Resale Date. Payment is due to Seller at the closing or other completion of each Covered Sale. Certain sales, assignments, pledges, encumbrances and other transfers for financing purposes are not considered Covered Sales, as more particularly set forth in the Purchase Agreement.

This Memorandum is intended to provide notice of the payment and related obligations of Purchaser with respect to Covered Sales to third parties, including all persons and entities acquiring an interest in the Property, Purchaser, or any manager or member of Purchaser (which persons and entities shall be subject to and bound by such obligations). This Memorandum shall not be deemed to create any separate or additional rights or obligations on the part of any of the Parties and shall not be deemed to modify any terms or conditions of the Purchase Agreement or any other documents relating to the transactions contemplated thereby.

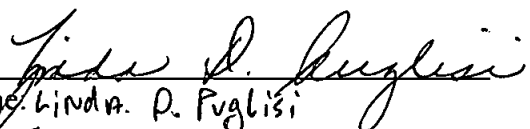


This Memorandum is executed and delivered by the Parties as of the date first set forth above.

**CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.**

By:   
Name: Scott Sanders  
Title: Vice President & Treasurer

**THE TOWN OF CORTLANDT**

By:   
Name: Linda P. Puglisi  
Title: Supervisor.

*Approved  
Linda P. Puglisi  
T.H.G.*

Record + Return TO

Thomas F Wood, Esq.  
Town of Cortlandt  
One Heady St  
Cortlandt Manor, NY 10507



SBL: 43.14-1-1  
43.13-1-2  
43.14-3-1  
43.17-1-1

ACKNOWLEDGMENT

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

On the 29<sup>th</sup> day of June before me, the undersigned, personally appeared Scott Sanders, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the persons or entities upon behalf of which the individual acted, executed the instrument.

**Barbara Dunne**  
Notary Public, State of New York  
No. 02DU6341704  
Qualified in Richmond County  
Commission Expires May 9, 2020

Barbara Dunne  
Notary Public

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

On the 30<sup>th</sup> day of June before me, the undersigned, personally appeared Linda Puglis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the persons or entities upon behalf of which the individual acted, executed the instrument.

**Barbara Dunne**  
Notary Public, State of New York  
No. 02DU6341704  
Qualified in Richmond County  
Commission Expires May 9, 2020

Barbara Dunne  
Notary Public

Exhibit A

Property Description

**ALL** that certain parcel of land situate partly in the Village of Buchanan and entirely in the Town of Cortlandt, County of Westchester, and State of New York that is a portion of those lands that were heretofore conveyed by Inamly Corp. to Consolidated Edison Company of New York, Inc. by that certain deed dated October 31, 1972, and recorded in the Westchester County Clerk's Liber 7097 of deeds at page 355 that is bounded and described as follows:

**BEGINNING** at the point on the southwesterly line of lands now or formerly of the State of New York, as the said lands are shown on that certain map entitled "Power Authority of the State of New York ... Indian Point No. 3 Nuclear Power Plant..." which was filed in the Westchester County Clerk's office on August 12, 1976, as Map No. 18914, where the said line is intersected by the line dividing the lands now being described on the northwest, from lands now or formerly of Hickey on the southeast, which point occupies coordinate position

N 459,375.36 (y)  
E 603,975.87 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 36°32'40" W 996.54 feet,

measured along the northwesterly line of Broadway and

N 61°01'40" W 417.75 feet

measured along the said southwesterly line of the said lands of the People of the State of New York shown on Filed Map No. 18914 from the point where the said northwesterly line of Broadway is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning along the said Hickey lands and continuing along lands formerly of Brundage and now or formerly of Dutan, lands now or formerly of Armisto, lands now or formerly of Rose and lands now or formerly of Booth

S 36°32'40" W 626.50 feet, and  
S 61°01'40" E 417.75 feet,

to another point on the northwesterly line of Broadway. Thence southwesterly along the northwesterly line of Broadway

S 36°32'40" W 1,228.13 feet,

to the point where it meets the northeasterly line of 11<sup>th</sup> Street. Thence northwesterly along the northeasterly line of 11<sup>th</sup> Street

N 53°27'20" W 1,040.00 feet,

to a point at the line of lands now or formerly of the Church of St. Patrick. Thence along and counterclockwise around the said lands of the Church of St. Patrick, the following courses:

N 36°32'40" E 100.00 feet,  
N 53°27'20" W 140.00 feet,  
S 36°32'40" W 130.00 feet, and  
S 53°27'20" E 100.00 feet,

to a point on the northwesterly line of Highland Avenue. Thence southwesterly along the northwesterly line of Highland Avenue

S 36°32'40" W 260.00 feet,

to a point at the line of lands now or formerly of Scivoletto and the centerline of 10<sup>th</sup> Street (unimproved in this area). Thence along said Scivoletto lands and continuing along lands formerly of Albanese and now or formerly of Bell, lands now or formerly of Scanlon, lands formerly of Landa and now or formerly of Furfaro, lands formerly of Levesque, lands formerly of Fonti and now or formerly of VanderWerker, et al., and lands of an unknown owner, and always along the centerline of 10<sup>th</sup> Street

N 53°27'20" W 400.00 feet,

to a point. Thence along the said lands of an unknown owner, continuing along lands formerly of Byrnes and now or formerly of Scalfani, and continuing into 9<sup>th</sup> Street

S 36°32'40" W 235.00 feet,

to a point now designated "**Point D**", which point is the point of beginning of the 50 foot right-of-way, hereinafter reserved, which point occupies coordinate position

N 458,142.49(y)  
E 601,735.38(x)

of the said New York State Coordinate System, East Zone. Thence continuing through said 9<sup>th</sup> Street and continuing further along lands of another unknown owner

S 36°32'40" W 155.13 feet,

to a point at the line of lands formerly of Briar Realty Ltd. and now or formerly of King. Thence along the said King lands

N 76°33'00" W 108.38 feet, and  
S 36°32'40" W 45.65 feet,

to a point at the line of lands formerly of Standard Oil Company of New York, and now or formerly of Keefe. Thence along the said Keefe lands

N 78°03'40" W 510.36 feet,

to a point at the mean high water mark of the easterly bank of the Hudson River. Thence northerly along the said mean high water mark of the Hudson River, the following courses:

N 00°40'00" E 3.38 feet,  
N 19°30'00" W 20.00 feet,  
N 09°00'00" W 40.00 feet,  
N 21°40'00" E 15.00 feet,  
N 28°00'00" E 120.00 feet,  
N 19°50'00" E 110.00 feet,  
N 15°30'00" E 38.00 feet,  
N 11°00'00" E 77.00 feet,  
N 12°20'00" E 64.00 feet,  
N 06°20'00" E 48.00 feet,  
N 14°40'00" E 43.00 feet,  
N 21°10'00" W 44.11 feet,  
N 07°10'00" W 25.15 feet,  
N 15°30'00" W 21.00 feet,  
N 03°10'00" W 43.00 feet,  
N 10°30'00" E 12.16 feet,  
N 79°08'40" W 13.61 feet,  
N 09°57'40" E 78.20 feet,  
N 11°23'00" E 73.12 feet,  
N 11°18'10" E 131.41 feet, and  
N 08°13'40" E 60.91 feet,

to a point that is the southwesterly most corner of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 1). Thence through the lands so conveyed to Consolidated Edison Company of New York, Inc.

S 69°37'41" E 293.49 feet,

to a point on the westerly shore of "Quarry Pond" (so-called). Thence still through the lands so conveyed to Consolidated Edison Company of New York, Inc. and northeasterly along the westerly shore of "Quarry Pond", the following courses:

N 07°40'00" E 8.83 feet,  
N 64°40'00" E 12.00 feet,  
S 78°00'00" E 34.00 feet,  
N 86°10'00" E 15.50 feet,  
N 67°10'00" E 14.50 feet,  
N 46°30'00" E 28.50 feet,  
N 19°50'00" E 12.00 feet,  
N 07°00'00" E 18.00 feet,  
S 85°10'00" E 21.50 feet,  
N 57°30'00" E 24.00 feet,  
N 38°00'00" E 21.47 feet,  
N 60°30'00" E 14.52 feet,  
N 59°22'19" E 51.75 feet,  
N 05°27'41" W 105.00 feet,  
N 22°47'19" E 190.00 feet,  
N 30°02'41" W 40.00 feet,  
N 07°47'19" E 60.00 feet,  
N 43°57'19" E 70.00 feet,  
N 02°32'19" E 35.00 feet,  
N 42°42'19" E 80.00 feet, and  
N 17°47'19" E 70.00 feet,

to a point. Thence still through the lands so conveyed to Consolidated Edison Company of New York, Inc., but no longer along the westerly shore of "Quarry Pond",

N 69°37'41" W 490.00 feet,

to another point at the mean high water mark of the easterly bank of the Hudson River. Thence once again northerly along the said mean high water mark of the Hudson River, the following courses:

N 22°10'00" E 54.97 feet,  
N 17°10'00" E 35.00 feet,  
N 23°40'00" E 47.00 feet,  
N 31°00'00" E 43.00 feet,  
N 38°20'00" E 28.00 feet,  
N 26°50'00" E 30.00 feet,  
N 34°10'00" E 51.00 feet,  
N 38°10'00" E 36.00 feet,  
N 33°40'00" E 73.00 feet,  
N 28°20'00" E 20.00 feet,  
N 05°00'00" W 8.00 feet,  
N 63°30'00" E 13.00 feet,  
N 35°50'00" E 38.00 feet,  
N 38°20'00" E 42.00 feet,  
N 20°10'00" E 14.00 feet,

N 33°10'00" E 30.00 feet,  
N 38°40'00" E 21.00 feet,  
N 37°50'00" E 52.00 feet, and  
N 52°00'00" E 169.34 feet,

to a point on the southwesterly corporation line of the Village of Buchanan and the line of lands formerly of Georgia-Pacific Corp. and now or formerly of LaFarge Corporation. Thence along the said southwesterly corporation line and lands of LaFarge Corporation

S 61°12'30" E 221.48 feet,

to a point. Thence still along the said LaFarge Corporation lands, but no longer along the said southwesterly corporation line

N 73°47'30" E 70.71 feet, and  
S 61°12'30" E 1,130.17 feet,

to a point at the line of lands formerly of Consolidated Edison Company of New York, Inc. and now or formerly of the Power Authority of the State of New York. Thence along the said Power Authority lands

S 23°17'30" W 50.23 feet,

to another point on the aforementioned southwesterly corporation line of the Village of Buchanan. Thence along the last mentioned southwesterly corporation line and still along the said Power Authority lands

S 61°12'30" E 320.00 feet

to a point now designated "**Point E**", which point is the point of beginning of the 50 foot wide beneficial easement hereinafter conveyed, which point occupies coordinate position

N 459,727.32(y)  
E 603,358.50(x)

of the said New York State Coordinate System, East Zone and which point is a corner of the said corporation line, the westerly most corner of the aforementioned lands now or formerly of the People of the State of New York shown on Filed Map No. 18914 and on the line of other lands so conveyed to Consolidated Edison Company of New York, Inc. (Retained Parcel 2). Thence through the lands so conveyed to Consolidated Edison Company of New York, Inc., first on a non-tangent curve to the right, the center of which bears N07°07'00"W, the central angle of which is 17°34'39", the radius of which is 500.00 feet for 153.39 feet, then the following courses:

S 13°40'34" E 209.20 feet,

S 49°55'26" W 328.00 feet, and  
N 69°37'41" W 328.84 feet,

to a point on the easterly shore of the aforementioned "Quarry Pond". Thence southerly along the easterly shore of "Quarry Pond" and continuing through the lands so conveyed to Consolidated Edison Company of New York, Inc., the following courses:

S 15°22'19" W 205.76 feet,  
S 42°07'19" W 267.00 feet,  
N 86°32'41" W 104.00 feet,  
S 20°17'41" E 45.00 feet,  
S 62°52'19" W 126.00 feet, and  
S 13°52'19" W 40.00 feet,

to a point now designated "**Point F**", which point is the point of beginning of the Access and Utility Easement hereinafter reserved, which point occupies coordinate position

N 458,903.15 (y)  
E 602,252.43 (x)

of the said New York State Coordinate System, East Zone. Thence still along other lands so conveyed to Consolidated Edison Company of New York, Inc., but no longer along the easterly shore of "Quarry Pond", the following courses:

S 69°37'41" E 422.00 feet,  
N 77°44'26" E 556.35 feet,  
N 20°22'19" E 350.00 feet, and  
N 39°36'04" E 485.46 feet,

to a point on the southwesterly line of the first mentioned lands of the People of the State of New York shown on Filed Map No. 18914. Thence along the last mentioned lands of the People of the State of New York

S 60°18'46" E 406.21 feet

to the point or place of beginning, containing 99.896 acres, more or less.

**TOGETHER WITH AN EASEMENT** for all purposes of access, ingress and egress over that portion of other lands so conveyed to Consolidated Edison Company of New York, Inc. that is a strip of land 50 feet wide bounded and described as follows:

**BEGINNING** at the point that is the westerly most corner of the lands of the People of the State of New York shown on the aforementioned Filed Map No. 18914, which point is also the corner of the lands hereinabove described that was designated "**Point E**", and which point occupies coordinate position



N 459,727.32 (y)  
E 603,358.50 (x)

of the New York State Coordinate System, East Zone (NAD 27).

**THENCE** from the said point of beginning along the southerly line of the lands of the People of the State of New York shown on Filed Map No. 18914

S 60°18'46" E 83.46 feet

to a point. Thence through other lands so conveyed to Consolidated Edison Company of New York, Inc., first

S 82°53'00" W 66.83 feet

and then on a tangent curve to the right, the central angle of which is 15°15'50", the radius of which is 550.00 feet for 146.52 feet to a point on the line of the lands hereinabove described. Thence along the line of the lands hereinabove described, first

N 13°40'34" W 54.29 feet

and then on a non-tangent curve to the left, the center of which bears N10°27'39"E, the central angle of which is 17°34'39", the radius of which is 500.00 feet for 153.39 feet to "Point E", the point or place of beginning of this easement area.

**SUBJECT TO THE BURDENS OF AN EASEMENT FOR ACCESS** over a strip of land running from Broadway through lands of the People of the State of New York shown on Filed Map No. 18914, other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 2), and the parcel hereinabove described to lands formerly of Georgia-Pacific Corp. and now or formerly of LaFarge Corporation, which easement was originally granted to Georgia-Pacific Corp. by the deed from K C O R Corporation dated February 23, 1968 and recorded in the Westchester County Clerk's Liber 6765 of deeds at page 566 and which easement, to the extent that it exists on said lands of the State of New York, was excepted for the benefit of Georgia-Pacific Corporation and reserved for the benefit of Consolidated Edison Company of New York, Inc. from the appropriation by the People of the State of New York dated May 6, 1977, notice of which is recorded in the Westchester County Clerk's Liber 7391 of deeds at page 468 and the extent of which is shown on said Filed Map No. 18914, that is bounded and described as follows:

**BEGINNING** at the point on the northwesterly line of Broadway that occupies coordinate position

N 459,768.66 (y)  
E 604,782.82 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 36°32'40" W 255.12 feet,

measured southwesterly along the northwesterly line of Broadway from the point where the said northwesterly line of Broadway is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning southwesterly along the northwesterly line of Broadway

S 36°32'40" W 110.00 feet

to a point. Thence through the lands of the People of the State of New York shown on said Filed Map No. 18914, continuing through other lands of Consolidated Edison Company of New York, Inc. and continuing further through the lands hereinabove described the following, first turning about and on a tangent curve to the left, the central angle of which is 90°00'00", the radius of which is 30.00 feet for 47.12 feet, then

N 53°27'20" W 77.43 feet

then on a tangent curve to the left, the central angle of which is 43°39'40", the radius of which is 250.00 feet for 190.51 feet, then

S 82°53'00" W 1,112.92 feet

then on a tangent curve to the right, the central angle of which is 35°54'30", the radius of which is 550.00 feet for 344.70 feet, then on a curve compounding to the right, the center of which bears N28°47'30"E, the central angle of which is 30°00'00", the radius of which is 300.00 feet for 157.08 feet, then

N 31°12'30" W 142.67 feet

then on a tangent curve to the left, the central angle of which is 30°00'00", the radius of which is 250.00 feet for 130.90 feet, and then

N 28°47'30" E 50.00 feet,

to a point on the line of lands formerly of Georgia-Pacific Corp. and now or formerly of LaFarge Corporation. Thence along the said LaFarge Corporation lands

S 61°12'30" E 166.99 feet,

to a point. Thence once again through the lands hereinabove described, continuing along the line dividing the lands hereinabove described, on the north, and other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 2), on the south, and continuing further through the said lands of the People of the State of New York, the following, first

S 28°47'30" W 50.00 feet, and  
S 31°12'30" E 123.06 feet

then on a tangent curve to the left, the central angle of which is 30°00'00", the radius of which is 250.00 feet for 130.90 feet, then on a curve compounding to the left, the center of which bears N28°47'30"E, the central angle of which is 35°54'30", the radius of which is 500.00 feet for 313.36 feet, then

N 82°53'00" E 1,112.92 feet

then on a tangent curve to the right, the central angle of which is 43°39'40", the radius of which is 300.00 feet for 228.61 feet, then

S 53°27'20" E 77.43 feet

and then on a tangent curve to the left, the central angle of which is 90°00'00", the radius of which is 30.00 feet for 47.12 feet to the northwesterly line of Broadway and the point or place of beginning of this easement area.

**RESERVING** to Consolidated Edison Company of New York, Inc., its successors and assigns, a Utility and Access Easement over that portion of the hereinabove described parcel that is bounded and described as follows:

**BEGINNING** at the point on the easterly shore line of "Quarry Pond" (so-called) and on the boundary of the parcel hereinabove described that was hereinabove designated "**Point F**", which point occupies coordinate position

N 458,903.15 (y)  
E 602,252.43 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 68°14'37" W 2,888.01 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through the lands hereinabove described and crossing "Quarry Pond"

N 69°37'41" W 674.58 feet,

to a point on the westerly shoreline thereof and the line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 1). Thence northerly along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and the westerly shore line of "Quarry Pond" the following courses:

N 59°22'19" E 51.75 feet,  
N 05°27'41" W 105.00 feet,  
N 22°47'19" E 190.00 feet,  
N 30°02'41" W 40.00 feet,  
N 07°47'19" E 60.00 feet,  
N 43°57'19" E 70.00 feet,  
N 02°32'19" E 35.00 feet,  
N 42°42'19" E 80.00 feet, and  
N 17°47'19" E 70.00 feet,

to a point. Thence through the lands hereinabove described and crossing "Quarry Pond" once again

S 69°37'41" E 910.90 feet,

to a point on the easterly shoreline thereof and the line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 2). Thence southerly along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and the easterly shore line of "Quarry Pond" the following courses:

S 15°22'19" W 205.76 feet,  
S 42°07'19" W 267.00 feet,  
N 86°32'41" W 104.00 feet,  
S 20°17'41" E 45.00 feet,  
S 62°52'19" W 126.00 feet, and  
S 13°52'19" W 40.00 feet

to the point or place of beginning of this easement area.

**RESERVING** to Consolidated Edison Company of New York, Inc., its successors and assigns, an easement for access, ingress and egress, over that portion of the hereinabove described parcel that is bounded and described as follows:

**BEGINNING** at the point within the bounds of 9<sup>th</sup> Street and on the boundary of the premises hereinabove described that was hereinabove designated "**Point D**", which point occupies coordinate position

N 458,142.49 (y)  
E 601,735.38 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 60°12'56" W 3,686.31 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through 9<sup>th</sup> Street and along the boundary of the lands hereinabove described

S 36°32'40" W 50.00 feet

to a point. Thence through the lands hereinabove described the following, first

N 53°27'20" W 267.41 feet

then on a tangent curve to the right, the central angle of which is 47°37'20", the radius of which is 280.00 feet for 232.73 feet, then

N 05°50'00" W 18.67 feet

then on a tangent curve to the right, the central angle of which is 22°08'00", the radius of which is 398.23 feet for 153.84 feet, then on a curve reversing to the left, the center of which bears N73°42'00"W, the central angle of which is 12°34'30", the radius of which is 546.79 feet for 120.01 feet, then

N 03°43'30" E 120.35 feet

then on a tangent curve to the right, the central angle of which is 09°01'06", the radius of which is 595.37 feet for 93.71 feet, then on a curve reversing to the left, the center of which bears N77°15'24"W, the central angle of which is 38°05'00", the radius of which is 43.18 feet for 28.70 feet, and then

N 25°20'24" W 81.91 feet,

to a point on the line of other lands so conveyed to Consolidated Edison Company of New York, Inc. (Retained Parcel 1). Thence along the last mentioned other lands of Consolidated Edison Company of New York, Inc. and partially along the westerly shore of "Quarry Pond" (so-called), the following courses:

S 69°37'41" E 60.35 feet,  
N 07°40'00" E 8.83 feet, and  
N 64°40'00" E 3.05 feet,

to a point. Thence once again through the lands hereinabove described and in part through the waters of "Quarry Pond" the following, first

S 25°20'24" E 46.12 feet

then on a tangent curve to the right, the central angle of which is 38°05'00", the radius of which is 93.18 feet for 61.94 feet, then on a curve reversing to the left, the center of which bears S77°15'24"E, the central angle of which is 09°01'06", the radius of which is 545.37 feet for 85.84 feet, then

S 03°43'30" W 120.35 feet

then on a tangent curve to the right, the central angle of which is 12°34'30", the radius of which is 596.79 feet for 130.98 feet, then on a curve reversing to the left, the center of which bears S73°42'00"E, the central angle of which is 22°08'00", the radius of which is 348.23 feet for 134.52 feet, then

S 05°50'00" E 18.67 feet

then on a tangent curve to the left, the central angle of which is 47°37'20", the radius of which is 230.00 feet for 191.17 feet, and then

S 53°27'20" E 23.41 feet

to a point now designated "**Point Z**", which point is the point of beginning of the centerline of the 20 foot wide Pole Line Utility Easement hereinafter reserved, which point occupies coordinate position

N 458,287.78 (y)  
E 601,538.35 (x)

of the said New York State Coordinate System, East Zone. Thence continuing through the lands hereinabove described

S 53°27'20" E 244.00 feet

to the point or place of beginning of this easement area.

**RESERVING** to Consolidated Edison Company of New York, Inc., its successors and assigns, a Pole Line Utility Easement over that portion of the hereinabove described parcel that is a strip of land that is at all points 20 feet wide, 10 feet on each side of its centerline, which centerline is bounded and described as follows:

**BEGINNING** at the point within the bounds of the parcel hereinabove described that was designated "**Point Z**" in the hereinabove description of the Access Easement reserved by Consolidated Edison Company of New York, which point occupies coordinate position

N 458,287.78 (y)  
E 601,539.35 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 63°35'42" W 3,790.86 feet

from the point on the northwesterly line of Broadway where it is met by the southwesterly corporation line of the Village of Buchanan, which reference point occupies coordinate position

N 459,973.62 (y)  
E 604,934.73 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning through the lands hereinabove described, the following courses:

N 56°32'40" E 21.50 feet,  
N 05°57'20" W 126.50 feet,  
N 04°57'20" W 114.00 feet,  
N 02°17'20" W 142.00 feet,  
N 08°27'20" W 110.50 feet,  
N 05°27'20" W 161.00 feet, and  
N 18°07'20" W 109.22 feet

to the southerly line of other lands of Consolidated Edison Company of New York, Inc. (Retained Parcel 1) and the end of this described easement's centerline.

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## Appendix B: Concept Site Plans



# CONCEPT PLANS FOR THE PROPOSED DEVELOPMENT OF THE CORTLANDT QUARRY PARK HAMLET OF VERPLANCK

Town Supervisor  
Linda D. Puglisi

Town Board  
Richard H. Becker Debra A. Carter  
James F. Creighton Francis X. Farrell

NOTES:  
TAX PARCELS AS SHOWN OBTAINED FROM AVAILABLE GIS SOURCES. THESE PROPERTY LINES ARE APPROXIMATE LOCATIONS AND ARE NOT SURVEYED. LANDS RETAINED BY CON EDISON AND EASEMENTS SHOWN ON THIS MAP TAKEN FROM FIELD MAP 28957 IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS. THIS MAP IS NOT INTENDED TO BE USED FOR FINAL DESIGN. ACCURACY IS NOT GUARANTEED BY THE TOWN OF CORTLANDT.

AERIAL FLYOVER IS FROM NYS GIS CLEARINGHOUSE. AERIAL DATE - 2016.

DESIGN CONSIDERATIONS

THE TOWN OF CORTLANDT INTENDS TO RESERVE THE DEVELOPMENT RIGHTS TO THE UPLAND SITE BOUNDED BY 11<sup>TH</sup> STREET TO THE SOUTH AND BROADWAY TO THE EAST FOR THE PURPOSES TO DEVELOP RECREATION FIELDS AND PASSIVE RECREATION.

A PORTION OF THE AREA (6.5 ACRES) WILL BE LEASED FOR THE DEVELOPMENT OF THE "CORTLANDT PITCH" INDOOR SOCCER FACILITY.

A PORTION OF THE RIVERSIDE AREA (4.0 ACRES) WILL BE LEASED FOR THE DEVELOPMENT OF THE "MERCHANT'S DAUGHTER" CIDER MILL. REMAINING PORTIONS OF THE SITE SHALL BE RESERVED FOR WATERFRONT ACCESS, RESTAURANT AND QUARRY ACCESS.

UTILITIES

THE SUBJECT SITE IS CURRENTLY NOT SERVICED BY SANITARY OR WATER INFRASTRUCTURE. POTABLE WATER CAN BE BROUGHT TO THE SITE VIA AN EXTENSION OF A WATER MAIN ALONG 9<sup>TH</sup> STREET, 11<sup>TH</sup> STREET AND BROADWAY INTO THE SUBJECT PROPERTY. AN ONSITE WASTEWATER TREATMENT SYSTEM (SEPTIC) WILL BE CONSTRUCTED ONSITE.

CON EDISON IS THE REGIONAL ELECTRICAL COMPANY AND UTILITY CONNECTION IS READILY AVAILABLE. MULTIPLE CABLE AND TELECOMMUNICATION OPTIONS ARE AVAILABLE.

SITE ACCESS

VEHICULAR AND SERVICE ACCESS TO THE PROPOSAL SITE WILL BE RESTRICTED FROM BROADWAY ALONG THE ACCESS PATH AS SHOWN. ACCESS WILL NOT BE PERMITTED FROM LOCAL RESIDENTIAL STREETS SUCH AS 9<sup>TH</sup> STREET OR 11<sup>TH</sup> STREET. ONLY EMERGENCY VEHICLES WILL BE PERMITTED TO ENTER THE TOWN HOLDS AN ACCESS EASEMENT AND RIGHTS OVER LANDS N/F ENERGY TO ASSIST IN VEHICULAR CIRCULATION. CON EDISON HOLDS SIMILAR RIGHTS TO ALLOW ACCESS TO RETAINED PARCEL #2.

PARKING

ALL PARKING IS PROPOSED ONSITE WITH VEHICULAR ACCESS PREDOMINANTLY FROM BROADWAY AT THE CURRENT CONTINENTAL BUILDING PRODUCTS GATE.

PLANTINGS/BUFFERING

THE TOWN WILL EVALUATE LANDSCAPE BUFFERING / WETLANDS ENHANCEMENTS TO MINIMIZE IMPACTS TO ADJACENT PROPERTIES.

CON EDISON RETENTION

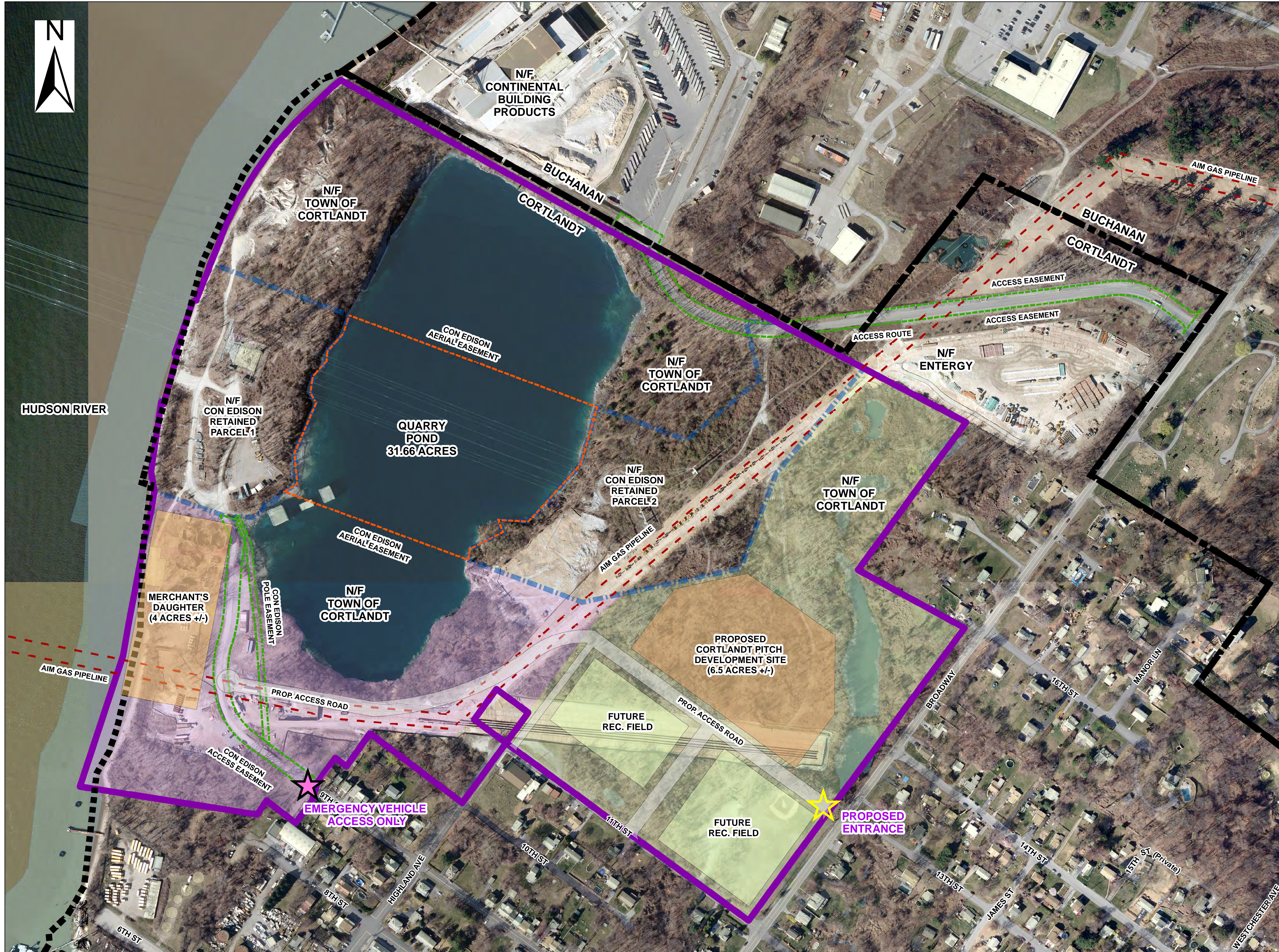
CON EDISON RETAINED PORTIONS OF THE PROPERTY FOR THEIR TRANSMISSION SERVICES AS FOLLOWS:

RETAINED PARCEL #1 - 8.522 ACRES  
RETAINED PARCEL #2 - 32.832 ACRES

USE OR DEVELOPMENT ON EITHER PARCEL WITH THE EXCEPTION OF A SINGLE VEHICULAR CROSSING IS PERMITTED AT THIS TIME.

CON EDISON HOLDS RIGHTS OVER AN ACCESS EASEMENT FROM 9<sup>TH</sup> STREET LEADING TO RETAINED PARCEL #1. SIMILARLY CON EDISON HOLDS A 20-FT POLE LINE UTILITY EASEMENT ADJACENT TO THIS TRAVEL WAY. FINALLY CON EDISON RESERVED AERIAL RIGHTS OVER THE QUARRY POND WHICH DOES NOT RESTRICT USE OF THE POND UNDERNEATH.

ALGONQUIN INCREMENTAL MARKET PIPELINE

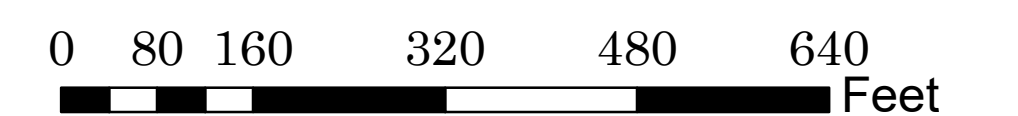


Legend

- - - AIM PIPELINE
- EASEMENTS
- PARCELS
- QUARRY RECREATION
- PAVEMENT
- ROAD
- STRUCTURE
- WATERBODY
- PROPERTY BOUNDARY

TOWN OF CORTLANDT  
DEPARTMENT OF  
TECHNICAL SERVICES

1 HEADY STREET  
CORTLANDT MANOR  
NEW YORK 10567



1 inch = 160 feet

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**CORTLANDT PITCH**  
**Town of Cortlandt, New York**

**ARCHITECTURAL BUILDING AND SITE DESCRIPTION**

1. The proposed building structure will be a low-rise painted prefabricated metal building construction with a 68,400-SF main level. A second level and mezzanine with a total floor area of approximately 12,500-SF will be constructed over the main floor level. The building roof will be metal coated standing seam and will be contain light-colored pigments to limit solar gain, and reduce loads on the air conditioning system, and contribution to the urban heat-island effect. Other materials such as flooring, paints and finishes, and built in furniture will selected based on low emitting contaminant levels and made from renewable sources of raw material. See conceptual architectural plans.
2. The leased land area for the building and parking lot will be 3.65- acres. An additional lease area for the installation and maintenance of the subsurface sanitary disposal system will be approximately 0.55- acres. The access road will be located outside the lease area.
3. The proposed facility will be designed to conform with the Building Code of New York State (IBC 2015) as follows:
  - a. Occupancy Type: A4, Sports Facility with Spectators (Chapter 3)
  - b. Building Construction Type: 2B (Chapter 5)
  - c. Fire Resistance Rating Requirements, Table 601: Type 2B – no requirements (Chapter 6)
  - d. Table 803.5: Finishes must be Class A for non-sprinklered (Chapter 8).
  - e. Section 903.2.1.4 requires automatic sprinklers for Group A4 Occupancy. However, Section 507.4 allows automatic sprinklers to be deleted at areas of participant sports if exit doors and manual fire alarm pull boxes are provided (Chapter 9).
  - f. Additional requirements will be identified and addressed as construction documents are developed.
  - g. The building will be designed to meet or exceed the requirements of the NYS UFP, NYSBC, and NYS Energy Code. Heating, Ventilation, and Air Conditioning (HVAC): Proposed equipment includes:
    - Rooftop air handlers, with energy recovery technology, to provide cooling; three units required, one for the front area, plus two for the sports area. Units will be mounted over the front area, and visually screened and noise protected;
    - Gas-fired high efficiency condensing boilers to provide heating, two required
    - Heated and cooled air will be delivered through ductwork;
    - Heated air from the solar wall system will be delivered through ductwork to the main distribution system. Automated dampers will control flow as temperatures fluctuate;
    - Direct Digital Control (DDC) and multiple zones will be provided to control the system;
4. The interior play surfaces will include an artificial turf made of recycled rubber and synthetic materials.

CORTLANDT PITCH  
ARCHITECTURAL AND SITE DESCRIPTION

5. The building will incorporate a solar wall into the structure's southern-facing façade to utilize solar energy to preheat ventilation air for indoor spaces. The south facing exterior wall of the facility will use siding panels that create a plenum space between the siding and the building envelope. As the cladding is heated by solar radiation, outside air is drawn in by fan through exterior perforations and heated in the plenum.
6. Primary electric service to the Site would be provided by Consolidated Edison, Inc. (Con Ed) via new pad mount transformer. The pad mount transformer will be located on our site and would be fed underground from the high-voltage, overhead power lines at a location to be determined. It is anticipated that the proposed facility would require a 1000Amp, 3-phase, 4 wire electrical service at 480 Volts. The facility would have an estimated load of approximately 550 KW.
7. The building's roof will be designed to support a 850 MW array of photovoltaic panels to support the building demands.
8. Interior and exterior light fixtures will incorporate high-efficiency LED lamps, minimizing direct electric consumption, as well as internal heat load for the cooling system. Lamps have a long-life span, which minimizes waste. The building will also be equipped with automatic lighting controls to use light only when needed and to lower the number of lights needed. Exterior lighting will be "Dark Sky" certified, with recessed sources to prevent light from trespassing across property lines and limiting night sky light pollution and wasted energy.
9. The site design will approximately 44 paved parking spaces and entry landscaping. Exterior parking lighting will be provided including driveway lighting from Broadway to the parking areas.
10. Stormwater management will include a bioretention basin to allow runoff from the paved areas to be cleansed by vegetation and to allow stormwater to infiltrate into the ground. The building roof runoff will be collected along the north and south side of the building and connected to open stormwater basins located near to the building to allow for water quality treatment and to infiltrate into the ground. Once established, the landscape and buffer plantings selected will not need to be irrigated as they will include native species which are suited for this climate.
11. Sanitary disposal will include a new subsurface septic disposal system to be located next to the building site.

**OWNER / APPLICANT**

NY INDOOR SPORTS, INC.  
c/o Kruzikov Russo PLLC  
350 Fifth Avenue, Suite 7230  
New York, NY 10118

**PLANNER, SITE ENGINEER,  
LANDSCAPE ARCHITECT**

**DIVNEY • TUNG • SCHWALBE**  
Intelligent Land Use

Divney Tung Schwalbe, LLP  
One North Broadway  
White Plains, NY 10601  
P: 914.428.0010  
F: 914.428.0017

**ARCHITECT**

**H 2 M** H2M architects + engineers  
2700 Westchester Ave  
Purchase, NY 10577

**LEGAL COUNSEL**

ZARIN & STEINMETZ  
81 Main Street, Suite 415  
White Plains, NY 10601

**SURVEYOR**

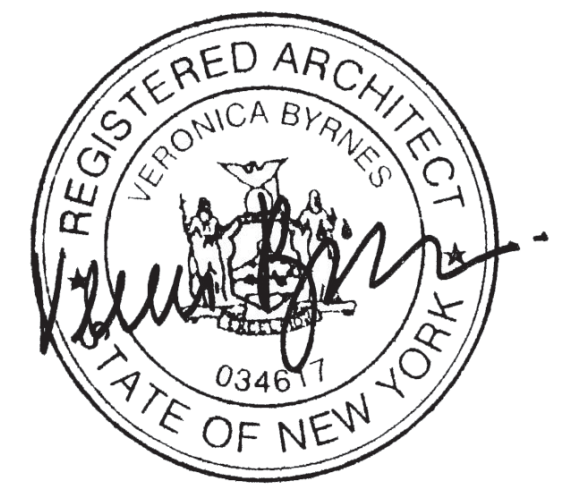
TC MERRITTS LAND SURVEYORS, P.C.  
394 Bedford Road  
Pleasantville, NY 10570

**TOWN WETLAND CONSULTANT**

PAUL J. JAEHNIG  
P.O. Box 1071  
Ridgefield, CT 06877

**TOWN TRAFFIC CONSULTANT**

AKRF  
34 South Broadway, Suite 401  
White Plains, NY 10601



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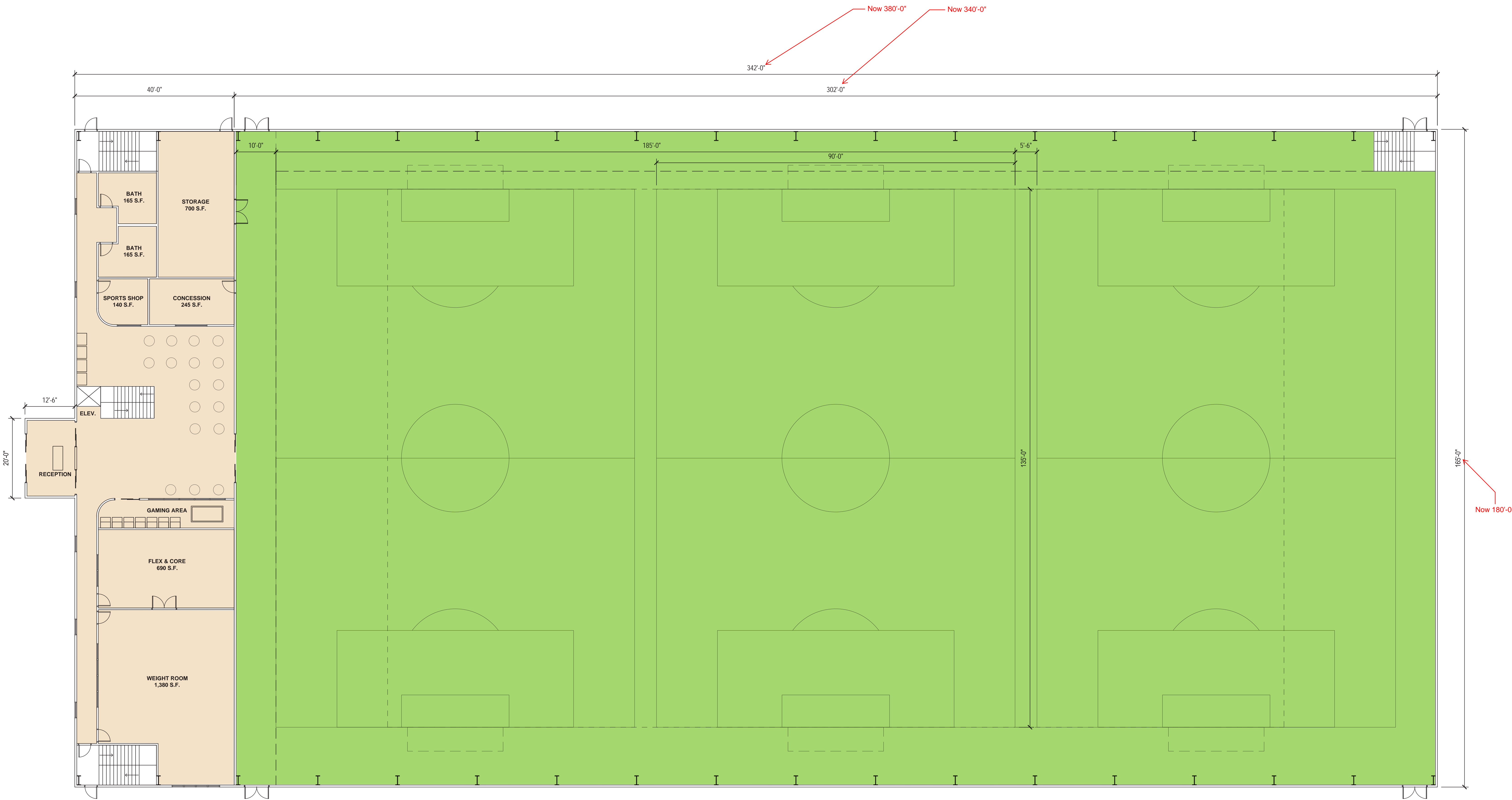
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DRAWING TITLE:

**FIRST FLOOR PLAN**

|              |     |             |         |
|--------------|-----|-------------|---------|
| DRAWN BY:    | CWP | CHECKED BY: | MCM     |
| PROJECT NO.: | 802 | DATE:       | 6/14/17 |
| DRAWING NO.: |     |             |         |

**A-1.0**



**1 First Floor Plan**  
SCALE: 3/32" = 1'-0"

**OWNER / APPLICANT**

NY INDOOR SPORTS, INC.  
c/o Kruztkov Russo PLLC  
350 Fifth Avenue, Suite 7230  
New York, NY 10118

**PLANNER, SITE ENGINEER,  
LANDSCAPE ARCHITECT**

**Divney • Tung • Schwalbe**  
Intelligent Land Use

Divney Tung Schwalbe, LLP  
One North Broadway  
White Plains, NY 10601  
P: 914.428.0010  
F: 914.428.0017

**ARCHITECT**

**H 2 M** H2M architects + engineers  
2700 Westchester Ave  
Purchase, NY 10577

**LEGAL COUNSEL**

ZARIN & STEINMETZ  
81 Main Street, Suite 415  
White Plains, NY 10601

**SURVEYOR**

TC MERRITTS LAND SURVEYORS, P.C.  
394 Bedford Road  
Pleasantville, NY 10570

**TOWN WETLAND CONSULTANT**

PAUL J. JAEHNIG  
P.O. Box 1071  
Ridgefield, CT 06877

**TOWN TRAFFIC CONSULTANT**

AKRF  
34 South Broadway, Suite 401  
White Plains, NY 10601



WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.  
LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

NOT FOR CONSTRUCTION

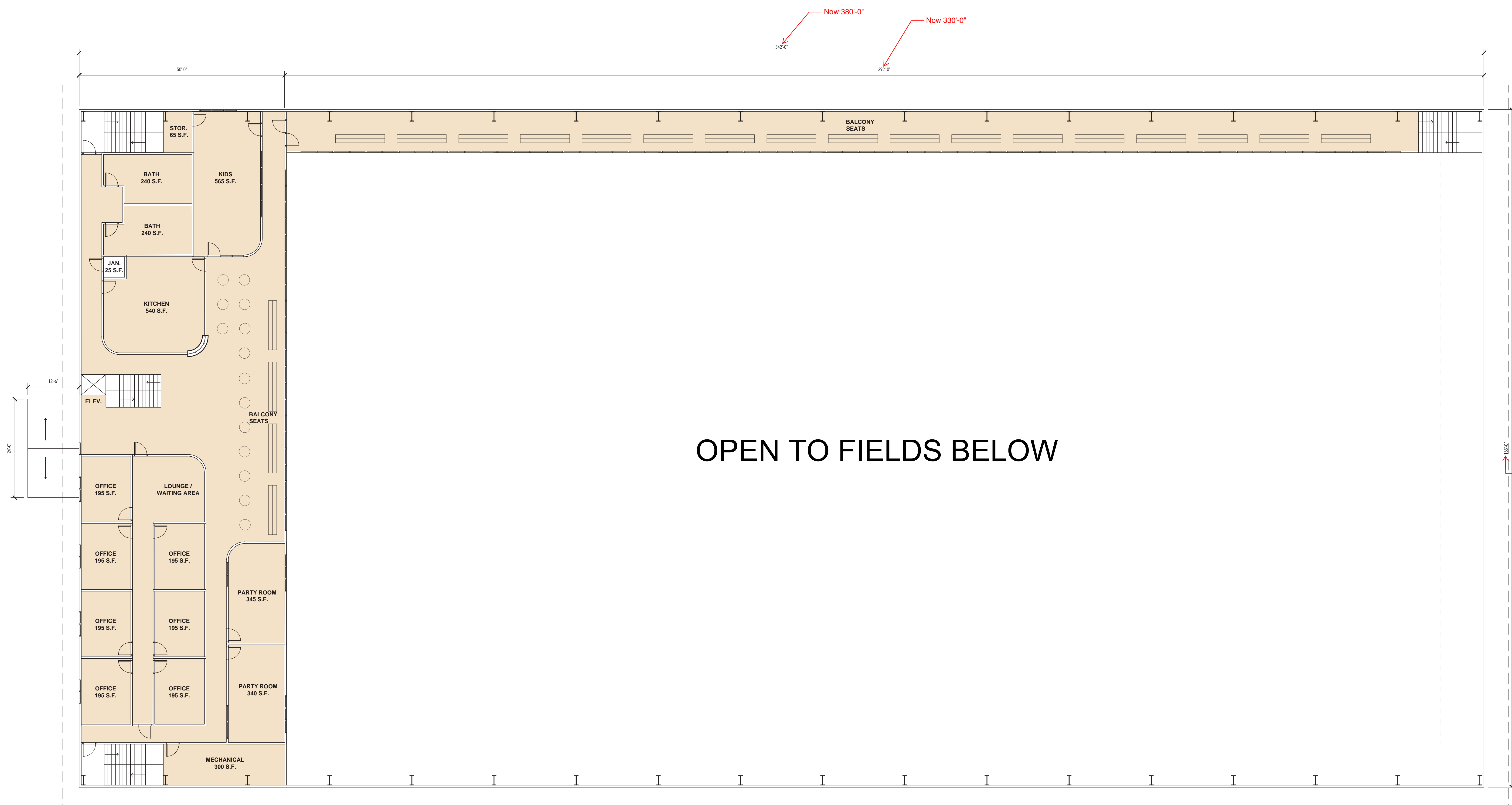
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DRAWING TITLE:

**SECOND FLOOR PLAN**

|              |     |             |         |
|--------------|-----|-------------|---------|
| DRAWN BY:    | CWP | CHECKED BY: | MCM     |
| PROJECT NO.: | 802 | DATE:       | 6/14/17 |
| DRAWING NO.: |     |             |         |

**A-1.1**



**1 Second Floor Plan**  
SCALE: 3/32" = 1'-0"

**OPEN TO FIELDS BELOW**



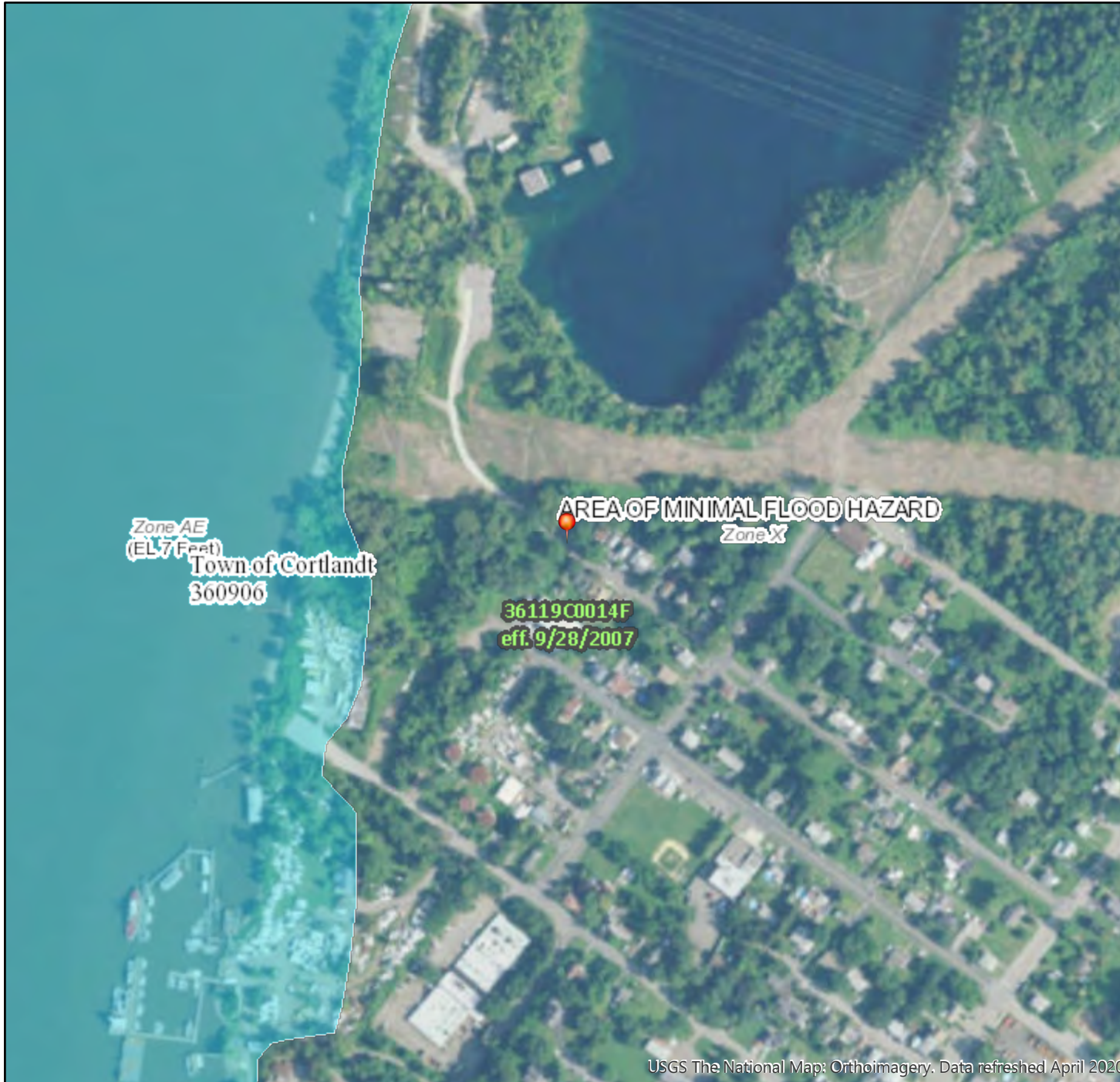
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# Appendix C: FEMA FIRMETTE Resource Mapper

# National Flood Hazard Layer FIRMMette



73 586°W 41° 15 39'N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i> | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
|----------------------------|---|--|
|                            |   |  |
|                            | Regulatory Floodway   |  |

| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|-----------------------------|--|
|                             |  |
|                             | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                             | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                             | Area with Flood Risk due to Levee <i>Zone D</i>  |

| OTHER AREAS        | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
|--------------------|--|
|                    | Effective LOMRs                                      |
|                    | Area of Undetermined Flood Hazard <i>Zone D</i>      |
| GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer                     |
|                    | Levee, Dike, or Floodwall                            |

| OTHER FEATURES | Cross Sections with 1% Annual Chance Water Surface Elevation |
|----------------|--|
|                | Coastal Transect   |
|                | Base Flood Elevation Line (BFE)                              |
|                | Limit of Study   |
|                | Jurisdiction Boundary  |
|                | Coastal Transect Baseline                                    |
|                | Profile Baseline   |
|                | Hydrographic Feature   |

| MAP PANELS | Digital Data Available    |
|------------|---------------------------|
|            | No Digital Data Available |
|            | Unmapped                  |

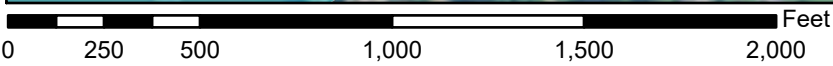


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/13/2020 at 8:57 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map: Orthoimagery. Data refreshed April 2020

1:6,000

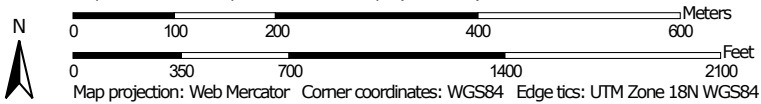
73 57 23'W 41° 15 12'N

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Soil Map—Westchester County, New York  
(Cortlandt Quarry - Soils Map)




Map Scale: 1:7,470 if printed on A landscape (11" x 8.5") sheet.



Soil Map—Westchester County, New York  
(Cortlandt Quarry - Soils Map)

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York  
Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name  | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| CrC                                | Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky | 7.8          | 6.1%           |
| CuD                                | Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes | 5.8          | 4.5%           |
| HnB                                | Hinckley loamy sand, 3 to 8 percent slopes                     | 0.0          | 0.0%           |
| Pv                                 | Pits, quarry   | 48.5         | 38.0%          |
| Ub                                 | Udorthents, smoothed   | 13.8         | 10.8%          |
| Uc                                 | Udorthents, wet substratum                                     | 4.9          | 3.8%           |
| UIC                                | Urban land-Charlton-Chatfield complex, rolling, very rocky     | 1.8          | 1.4%           |
| UvB                                | Urban land-Riverhead complex, 2 to 8 percent slopes            | 9.6          | 7.5%           |
| W                                  | Water  | 35.5         | 27.8%          |
| <b>Totals for Area of Interest</b> |  | <b>127.7</b> | <b>100.0%</b>  |

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## Appendix D: Agency Correspondence

**RESOLUTION**

**NUMBER 159-20**

**(RE: AUTHORIZE THE DEPARTMENT OF TECHNICAL SERVICES TO APPLY FOR AN ECONOMIC DEVELOPMENT AGENCY (EDA) GRANT FOR INFRASTRUCTURE IMPROVEMENTS TO THE QUARRY PARK PROPERTY LOCATED IN THE HAMLET OF VERPLANCK)**

**WHEREAS**, the Town acquired 99-acre Quarry property in the hamlet of Verplanck in 2016, and

**WHEREAS**, the Town is desirous of encouraging appropriately scaled recreational uses and waterfront and tourism related uses of the property to provide needed tax revenue and job creation given the closure of the Indian Point Nuclear Power Plant, and

**WHEREAS**, the Department of Technical Services has developed conceptual plans and cost estimates for required infrastructure improvements including road, water and site preparation to serve the site that will permit future development of the property.

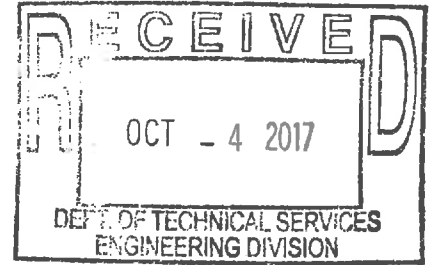
**NOW THEREFORE BE IT RESOLVED THAT**, the Department of Technical Services is hereby authorized to apply for an FY 2020 EDA Public Works and Economic Adjustment Assistance Programs including CARES Act Funding grant in the amount of \$6,000,000, with a required 50% Town match of \$3,000,000, for infrastructure improvements to serve the Quarry property.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ SHATZKIN  
TOWN CLERK**

**Adopted on June 16, 2020  
At a Regular Meeting  
Held via Zoom**

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

Division of Environmental Permits, Region 3  
21 South Putt Corners Road, New Paltz, NY 12561-1620  
P: (845) 256-3054 | F: (845) 255-4659  
www.dec.ny.gov



September 29, 2017

Michael Preziosi, Director  
Town of Cortlandt - Department of Technical Services  
1 Heady Street  
Cortlandt Manor, New York 10567

Re: **RESOURCE SCREENING**  
Cortlandt Quarry Property (Former Con Edison Property)  
Hamlet of Verplanck, Town of Cortlandt, Westchester County

Mr. Preziosi:

The New York State Department of Environmental Conservation (Department or DEC) has reviewed your inquiry regarding the proposed development of the above noted 99-acre property formerly owned by Con Edison located along the Hudson River in the Hamlet of Verplanck just south of the Indian Point Nuclear Facility. Based upon our review of the information provided, we offer the following comments:

- 1. **Protection of Waters** – The following stream and waterbody are located within or adjacent to the property line:

| Name                  | Class | DEC Water Index Number | Status        |
|-----------------------|-------|------------------------|---------------|
| Hudson River          | SB    | H                      | navigable     |
| Trib. of Lake Meahagh | C     | H-P 160-1P 160 a       | non-protected |

A Protection of Waters permit is required for any excavation or filling below the mean high water line of any waterbodies and contiguous wetlands identified above as “navigable.”

A Protections of Waters permit is not required to physically disturb the bed or banks of any stream or waterbody identified above as “non-protected”.

If a permit is not required, please note, however, that the project sponsor is still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.



Department of  
Environmental  
Conservation

Re: RESOURCE SCREENING  
Cortlandt Quarry Property (Former Con Edison Property)  
Hamlet of Verplanck, Town of Cortlandt, Westchester County

2. **401 Water Quality Certification** – The project site is not within a New York State protected Freshwater Wetland. However, the United States Department of the Army, Corps of Engineers' New York District Office (ACOE) has authority under federal law to regulate wetlands in New York State. An ACOE permit may be required for this proposal. You should have the project sponsor contact the ACOE (telephone: 917/790-8511) as early as possible in the planning process to determine if the project will involve federally regulated wetlands. If federal wetlands are involved, the ACOE may require Water Quality Certification from DEC.
3. **State-Listed Species** – According to Department records, the following state-listed species have been recorded within or near the project site: Bald Eagle (NYS *Threatened*). The potential impacts of the proposed project on this species should be fully evaluated during the review of the project pursuant to SEQR. An Article 11 permit will be required from DEC if it is determined that an action will result in a "take"<sup>1</sup> of a NYS threatened or endangered species.

To adequately mitigate any potential impacts identified, the Department recommends incorporating the measures, described in the *National Bald Eagle Management Guidelines* (available at: <http://www.fws.gov/northeast/ecologicalservices/eaglenationalguide.html>), designed to avoid disturbance to the known foraging area (associated with the Hudson River and Lake Meahagh).

The absence of other species data does not necessarily mean that additional rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

4. **SPDES Wastewater** – In accordance with the New York State Environmental Conservation Law, a State Pollutant Discharge Elimination System (SPDES) Permit is required for a facility whose treated wastewater discharge to groundwater is greater than 1000 gallons per day, and for all discharges to surface water.

If the proposed project is to connect to an existing public wastewater facility, an engineering report must be prepared to confirm the capacity of that facility to serve

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<sup>1</sup> An Incidental Take Permit is required for any activity that is likely to result in a "take" or taking of any species listed as endangered or threatened in 6 NYCRR Part 182. "Take" is defined in Part 182 and includes, but is not limited to, adverse modification of habitat.

Re: RESOURCE SCREENING  
Cortlandt Quarry Property (Former Con Edison Property)  
Hamlet of Verplanck, Town of Cortlandt, Westchester County

the proposed project. Approval of plans for any proposed sewer extensions or facility expansions will be required from DEC.

- 5. SPDES Stormwater (Construction)** - If project activities will disturb over 1 acre of land, the project sponsor must obtain coverage under the current SPDES General Permit (GP-0-15-002) for Stormwater Discharge from Construction Activities, and a Stormwater Pollution Prevention Plan (SWPPP) must be developed which conforms to requirements of the General Permit. As the Town of Cortlandt is an MS4 community (Municipal Separate Storm Sewer System), the Town is responsible for review and acceptance of the SWPPP. [The MS-4 Acceptance Form must be submitted to the Department.] Authorization for coverage under the SPDES General Permit is not granted until the Department issues any other necessary DEC permits.

However, if the *owner or operator* of the construction activity is *the regulated, traditional land use control MS4* (i.e. Town of Cortlandt), then the requirement that the MS4 community reviews and accepts the SWPPP prior to obtaining permit coverage does not apply. In this case, the Town would submit a Notice of Intent (NOI) and SWPPP directly to the Department for review.

- 6. Environmental Remediation** – The project site is located near the following Resource and Recovery sites listed on the NYSDEC Environmental Site Remediation database: Con Edison – Indian Point Station (Site No. 360038) and NYS Power Authority – Indian Point (Site No. 360042). Please contact NYSDEC Division of Environmental Remediation (625 Broadway, Albany, NY 12233, 518-402-9764) for any requirements that Division may have in regards to this site.
- 7. Floodplain** – It appears that portions of the property are within the mapped 100-year floodplain and floodway, according to Federal Emergency Management Agency's Maps No. 36119C0014F. The potential impacts of the proposed development on this area should be evaluated during the DEC permitting process. In order to develop within the 100-year floodplain, the project sponsor must apply for and receive a floodplain development permit from the Town, and must comply with local floodplain development requirements.
- 8. Critical Environmental Area (CEA)** – Please be aware that the proposed project is located within a Critical Environmental Area designated for the exceptional or unique character of the Hudson River. The potential impacts of the proposed project on this CEA should be fully evaluated during the review of the project pursuant to SEQR.
- 9. Cultural Resources** – We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New

Re: RESOURCE SCREENING  
Cortlandt Quarry Property (Former Con Edison Property)  
Hamlet of Verplanck, Town of Cortlandt, Westchester County

York State Office of Parks, Recreation, and Historic Preservation. These records indicated that the project is located within an area considered to be sensitive with regard to archaeological resources. For more information, please visit the New York State Office of Historic Preservation website at <http://nysparks.state.ny.us/> .

**10. Coastal Management Zone** - The project location is within a designated Coastal Management Area.

If you have any other questions or comments in regard to this email, or your responsibilities under the New York State Environmental Conservation Law, please do not hesitate to contact me.

Sincerely,



Joseph R. Murray  
Environmental Analyst  
Division of Environmental Permits

cc: U.S. Army Corp Engineers – NY District  
NYS DOS





# Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

October 31, 2017

Ms. Michelle Robbins  
Planner  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: DEC  
Cortlandt DES Garage and Sports Fields  
9th Street and Broadway, Verplanck, NY  
17PR07403

Dear Ms. Robbins:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation



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## Appendix E: Engineering Report Certification

During the preparation of this Engineering Report, I have studied and evaluated the cost and effectiveness of the processes, materials, techniques, and technologies for carrying out the proposed project or activity for which assistance is being sought from the EDA. In my professional opinion I have recommended for selection, to the maximum extent practicable, a project or activity that is consistent with the EDA Investment project description that is provided in Section B.2 of Form ED-900.

Title of Engineering Report: Infrastructure Funding Request for Cortlandt Quarry Park  
Town of Cortlandt - Hamlet of Verplanck

Report Preparer: Michael Preziosi, P.E.  
Michelle Robbins, AICP

Date of Report: Aug. 04, 2020

Professional Engineer's Name: Michael Preziosi, P.E.

Signature: *Michael Paul Preziosi*



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## Appendix F: PHOTO LOG



Pullback Area for Gas Pipeline (Highland Avenue)



Gas Pipeline Route Looking North from Highland Avenue.



Gas Pipeline Looking West from 11<sup>th</sup> Street (Potential Access Road to Riverside)



Existing Concrete Silo (Adjacent to Con Edison Retained Parcel 1)



Concrete Silo and Storage Building (Riverside of Quarry)



Concrete Silos



Existing Asphalt Pavement (Area of Merchant's Daughter)





Existing Roadway From Lower 9<sup>th</sup> Street (Area of Merchant's Daughter)



Gas Pipeline Route Looking North Through Con Edison Retained Parcel 2



View of Quarry from Con Edison Retained Parcel 2 Looking West



Quarry Buildings (Summer 2017)



Location of Proposed Access Road to Riverside



Northern Area of Proposed Cortlandt Pitch Site



View of Quarry and Buildings Looking West



View of Quarry and Buildings Looking West



View of Quarry and Buildings Looking West



View of Quarry and Buildings Looking West



Gas Pipeline Route and Adjoining Property (Looking North)



Gas Pipeline Route and Adjoining Property (Looking South)



Con Edison Anchor Tower (Retained Parcel 2)



Gas Pipeline Route and Adjoining Property (Looking South)



Proposed Access Road and Adjoining Property



Portion of Quarry Proposed for Development Looking Northwest (Continental / LeFarge to the North)





Portion of Quarry Proposed for Development Looking Northwest



Quarry and Buildings (2019)



Quarry Looking East (June 2019)



Quarry Looking North (June 2019)